ATTACHMENT H

ROSEMEAD FAMILY APARTMENTS

600 N ROSEMEAD AVE,
PASADENA, CA 91107

CLIENT
ELYSIAN HOUSING

FSY ARCHITECTS

2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

DRAWING TITLE:
COVER SHEET

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

G0.00

Scale

09/09/25

PROJECT SUMMARY:

LEGAL DESCRIPTION

EXISTING PROJECT ADDRESS:		600 N ROSEMEAD AVE PASADENA, CA 91107
LOT AREA: ASSESSOR ID:		93,759 SF 5757-006-060
PROPOSED PROJECT ADDRESSES:	BUILDING B: (NEW)	550 N ROSEMEAD AVE PASADENA, CA 91107
	BUILDING A: (CONVERSION)	600 N ROSEMEAD AVE PASADENA, CA 91107

STATEMENT OF SCOPE OF WORK

BUILDING A:
CONVERSION OF 2-STORY OFFICE BUILDING TO 51 AFFORDABLE HOUSING UNITS

BUILDING B:
DEMOLITION OF 2-STORY PARKING GARAGE. CONSTRUCTION OF 5 STORIES OF TYPE-III OVER 1-STORY TYPE-I PARKING GARAGE. 82 AFFORDABLE HOUSING UNITS

ZONING ANALYSIS/DENSITY CALCULATIONS

A. SITE ANALYSIS

ZONING:	= EPSP-D2-CO-D-2 (RM-48 STANDARDS APPLIED FOR MULTI-FAMILY RESIDENTIAL)
LOT AREA:	=93,759 SF / 2.15 AC

B. SET BACK

BUILDING A:

SETBACK REQUIREMENTS	
-REQUIRED (Rosemead / Side Yard / Rear Yard)	= 20' / 5' / 25'
-PROVIDED (Rosemead / Side Yard / Rear Yard)	= 10' / 10' / 25'

BUILDING B:

SETBACK REQUIREMENTS	
-REQUIRED (Rosemead / Side Yard / Rear Yard)	= 20' / 5' / 25'
-PROVIDED (Rosemead / Side Yard / Rear Yard)	= *10' / 10' / 25'

C. HEIGHT

BUILDING A:

BUILDING HEIGHT (Allowed / Proposed)	= EXISTING + 15' / NO INCREASE

BUILDING B:

BUILDING HEIGHT (Allowed / Proposed)	= 71' (38' + 33' *) / 71' (AB 1287)

D. DENSITY CALCULATIONS

BUILDING A:

BASE DENSITY:	= 1 UNIT / 910 SF LOT AREA
ALLOWABLE DENSITY:	= 103 UNITS
PROPOSED DENSITY:	= 51 UNITS

BUILDING B:

BASE DENSITY:	= 1 UNIT / 910 SF LOT AREA 103 DWELLING UNITS
ALLOWABLE DENSITY:	= 206 DWELLING UNITS (PER AB 1287)
PROPOSED DENSITY:	= 82 DWELLING UNITS

SITE DENSITY:

BASE DENSITY:	= 1 UNIT / 910 SF LOT AREA 103 DWELLING UNITS
ALLOWABLE DENSITY:	= 206 DWELLING UNITS (PER AB 1287)
PROPOSED DENSITY:	= 133 UNITS (62 UNITS / AC)

* UNDER STATE LAW FOR 100% AFFORDABLE HOUSING, THIS TOD SITE QUALIFIES FOR UNLIMITED DENSITY, NO MINIMUM PARKING REQUIREMENT, 33' ADDITIONAL HEIGHT, OPEN SPACE AND ADDITIONAL INCENTIVES

E. F.A.R. CALCULATIONS

BUILDING A:	N/A - EXISTING*

*ADDITIONAL FLOOR AREA DOES NOT COUNT TOWARDS F.A.R. MAX.
MAY BE INCREASED BY UP TO 10% FOR RESIDENTIAL AMENITIES

TOTAL AREA PROPOSED	= 56,828 SF
BUILDING B:	N/A - DENSITY BONUS
TOTAL AREA PROPOSED	= 90,674 SF

CONCESSION REQUESTS

A. CONCESSION REQUEST #1 - 10' YARD SET BACK REDUCTION IN LIEU OF 20' REQUIRED
- FRONT YARD REQUIRED = 20' - 0"
- FRONT YARD PROVIDED = 10' - 0"

B. CONCESSION REQUEST #2 - EXEMPTION FROM RM DISTRICT GARDEN REQUIREMENTS

C. CONCESSION REQUEST #3 - PARKING LOT NOT LOCATED WITHIN THE 40% REAR OF THE SITE

D. CONCESSION REQUEST #4 - ALLOW ALTERNATE OPEN SPACE REQUIREMENT IN LIEU OF GARDEN STANDARDS

BUILDING AREA SUMMARY

BUILDING A

A. PER ZONING CODE DEFINITION

LEVEL 0 (S-2)	= 0 SF
LEVEL 1 (S-2)	= 315 SF
LEVEL 2 (R-2, B, A-3,)	= 21,204 SF
LEVEL 3 (R-2, B)	= 19,464 SF
TOTAL AREA	**= 40,983 SF**

A. PER BUILDING CODE DEFINITION

LEVEL 0 (S-2)	= 4,145 SF
LEVEL 1 (S-2)	= 11,105 SF
LEVEL 2 (R-2, B, A-3,)	= 21,663 SF
LEVEL 3 (R-2, B)	= 19,915 SF
TOTAL AREA	**= 56,828 SF**
NET HABITABLE AREA (RESIDENTIAL):	= 28,823 SF

BUILDING B

A. PER ZONING CODE

BASEMENT (S-2)	= 14,585 SF
GROUND FLOOR (R-2, B, A-3, S-2)	= 13,554 SF
SECOND FLOOR (R-2)	= 16,230 SF
THIRD FLOOR (R-2)	= 16,230 SF
FOURTH FLOOR (R-2)	= 16,230 SF
FIFTH FLOOR (R-2)	= 13,845 SF
TOTAL AREA	**= 90,674 SF**

B. PER BUILDING CODE

BASEMENT (S-2)	= 19,040 SF
GROUND FLOOR (R-2, B, A-3, S-2)	= 18,067 SF
SECOND FLOOR (R-2)	= 18,164 SF
THIRD FLOOR (R-2)	= 19,336 SF
FOURTH FLOOR (R-2)	= 19,336 SF
FIFTH FLOOR (R-2)	= 16,650 SF
TOTAL AREA	**= 110,593 SF**
NET HABITABLE AREA (RESIDENTIAL):	= 71,770 SF

UNIT SUMMARY

BUILDING A

STUDIO	= 8 UNITS
1-BEDROOM	= 42 UNITS
2-BEDROOM (1x MANAGER)	= 1 UNITS
TOTAL UNITS PROVIDED AT BUILDING A	= 51 UNITS

BUILDING B

1-BEDROOM	= 15 UNITS
2-BEDROOM	= 33 UNITS
3-BEDROOM (1x MANAGER)	= 34 UNITS
TOTAL UNITS PROVIDED AT BUILDING B	= 82 UNITS
TOTAL UNITS PROVIDED	**= 133 UNITS**

PARKING SUMMARY (VEHICULAR)

TOTAL EXISTING PARKING:	
BUILDING A	= 120 STALLS
TOTAL PARKING REQUIRED	= NONE (PER AB 2097; ROSEMEAD & FOOTHILL BUS LINES)
BUILDING A	
STANDARD STALLS	= 17 STALLS
ACCESSIBLE STALLS	= 1 STALLS
EVCS STALLS (ACCESSIBLE)	= 1 STALLS
BUILDING A PARKING PROVIDED	**= 19 STALLS**
BUILDING B	
STANDARD STALLS	= 33 STALLS
ACCESSIBLE STALLS	= 1 STALLS
VAN ACCESSIBLE EVCS	= 1 STALLS
EVCS STALLS (ACCESSIBLE)	= 1 STALLS
BUILDING B PARKING PROVIDED	**= 36 STALLS**
TOTAL PARKING PROVIDED	**= 55 STALLS**

PARKING SUMMARY (BIKE)

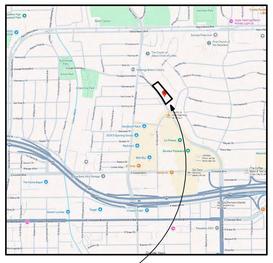
TOTAL PARKING REQUIRED (BUILDING A+B)	= 22 STALLS (1 SPACE / 6 UNITS PER TITLE 17 17.46.320)
TOTAL PARKING PROVIDED	**= 22 STALLS**

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE:

BUILDING A	= 7,650 SF (150 SF / D.U.)
BUILDING B	= 12,150 SF (150 SF / D.U.)
	= 19,800 SF
25% OPEN SPACE REDUCTION (PMC 3.23.010)	= 4,950 SF
TOTAL REQUIRED OPEN SPACE	**= 14,850 SF**
TOTAL PROVIDED OPEN SPACE:	**= 15,000 SF**

VICINITY MAP:



DRAWING NOT TO SCALE

SYMBOL LEGEND

WALL TYPES
- DEMOLISHED WALL
- EXISTING WALL
- NEW WALL
- CONCRETE WALL
- MASONRY WALL

SPACE IDENTIFICATION

Room name
XXX — ROOM NUMBER
150 SF — ROOM AREA
- MOBILITY UNITS
- COMMUNICATION UNITS
- A — ADAPTABLE UNITS

DOOR & WINDOW IDENTIFICATION
- 1t — DOOR TAG
- 1t — WINDOW TAG

GRADE REFERENCES
- 000.00' — ELEVATION MARK (SPOT)
- F.F.E. 000.00' — ELEVATION MARK (FINISH FLOOR)

REFERENCES
- 1 / A101 SIM — DETAIL / SHEET NUMBER
- BLOW UP
- 1 / A101 SIM — BLDG. SECTION NUMBER AND SHEET
- 1 / A101 SIM — DETAIL REFERENCE NUMBER AND SHEET
- 1 / 4 A101 2 / 3 — INTERIOR ELEVATION # / SHEET #
- 3 — MATERIAL LEGEND NUMBER ON SAME SHEET
- ? — KEYNOTE TAG ON SAME SHEET
- 0 — STRUCTURAL GRID LINES
- E — EXIT SIGN
- ### — EQUIPMENT TAG

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600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS:

DRAWING TITLE:
PROJECT INFORMATION

PLAN CHECK

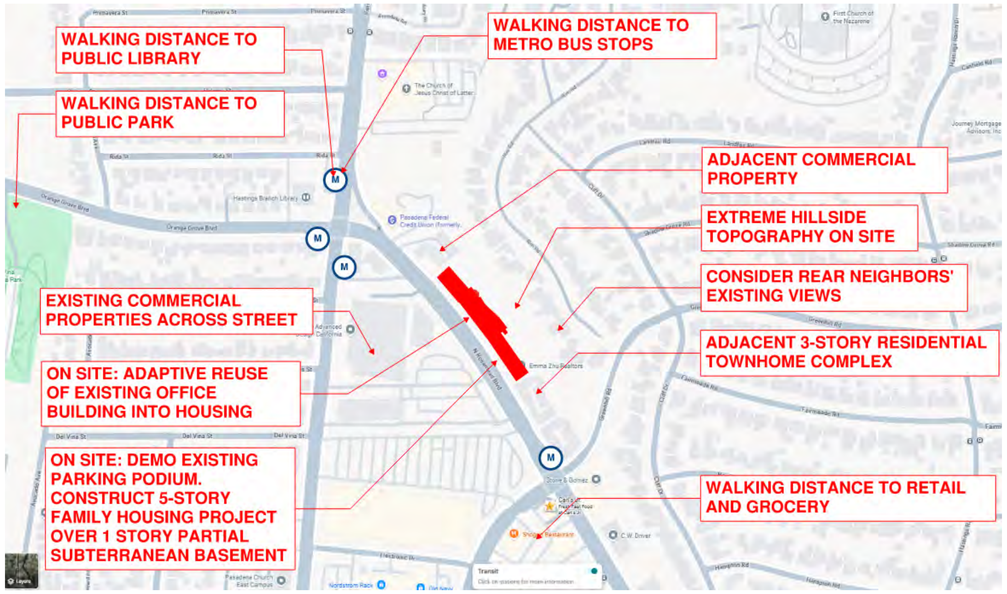
Date	2/13/2026
Drawn by	Author
Checked by	Checker

G0.01

Scale 1/8" = 1'-0"

09/11/25

URBAN CONTEXT



PASADENA DESIGN REFERENCES

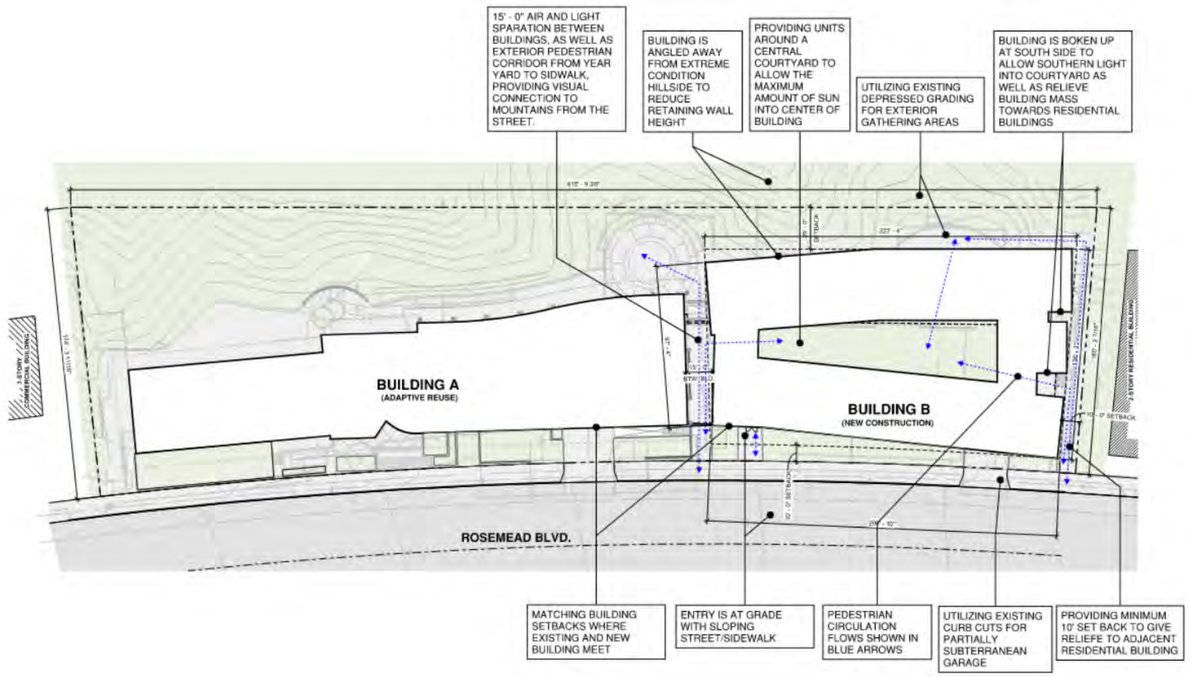
ADJACENT STREETSCAPE

ADJACENT RESIDENTIAL BUILDING:

ADJACENT COMMERCIAL BUILDING:

The architecture of the adjacent lot is reminiscent of Pasadena's historic Craftsman homes, where overhangs and steeped roofs are key identifying components of the historic style. Earthy tones are also used in the adjacent lot to help the building blend into the landscape. To be respectful of the adjacent properties, the project is set back from the adjacent properties to give air and light access to the neighbors, and have strategically stepped the building down along the residential property to not tower over the next door neighbors, and to also maintain the rear neighbors sight line over and through the building where the rear property line grade is the lowest.

OPPORTUNITIES AND CONSTRAINTS



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OPPORTUNITIES AND CONSTRAINTS

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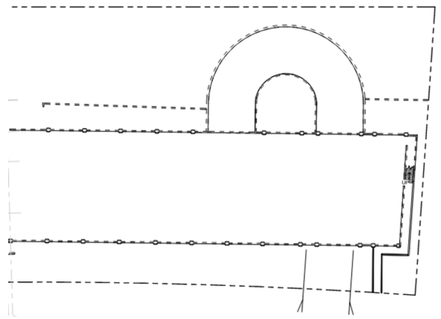
Scale

09/08/25

DESIGN EVOLUTION EXHIBITS - SITE PLANNING

O-Shape building with a main courtyard was the first draft of the project



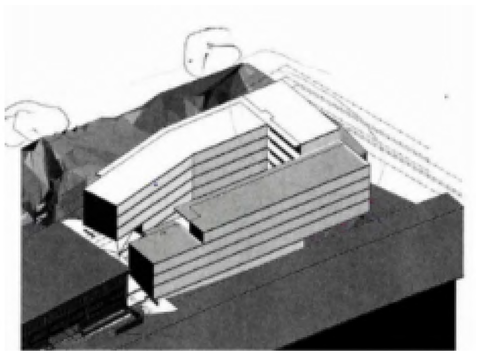
Open up to the buildings toward the rear mountain side. Circulation paths were oriented towards the mountains. The corner of the building aligned to the existing building. Angle building away from hillside to reduce retaining condition

Maximize 2 and 3 Bedroom Units. Pasadena Design Standards implemented on front facade and rear facade with breaks in the building site planning/massing provided

Pasadena Design Standards further implemented with double height entry space incorporated along Rosemead Ave, creating visual connection to rear hillside from entry

DESIGN EVOLUTION EXHIBITS - BUILDING MASSING

O-Shape building with a main courtyard was the first draft of the project



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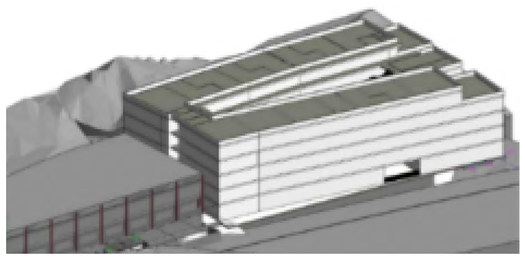
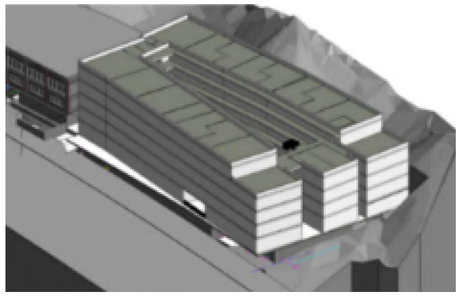


Maximize 2 and 3 Bedroom Units. Pasadena Design Standards implemented on front facade and rear facade with breaks in the building site planning/massing provided



Pasadena Design Standards further implemented with double height entry space incorporated along Rosemead Ave, creating visual connection to rear hillside from entry. open spaces incorporated on fifth floor to further break up building massing. Flat roofs introduced to not impede on neighbor views.

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PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

DRAWING TITLE:
DESIGN EVOLUTION EXHIBIT

PLAN CHECK

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Scale

09/09/25

DESIGN EVOLUTION EXHIBITS - MASSING AND ARTICULATION

Early massing concept proposed dropping the height of the building at the south end to follow the slope and elevation of Rosemead Blvd. This approach is not consistent with Pasadena's proposed Objective Design Standards at the time of review. This scheme creates a continuous unbroken mass along the main facade and a "stepped" roof plane which limits the effectiveness of providing "base, middle and top" articulation.

Revised massing as presented at Design Commission Preliminary Hearing. Materials and articulation do not relate to the existing office building on site.

Exploration of expressed structure as a defining theme of existing office building. Horizontal control joints were proposed to identify floor plate locations. Creating articulation around dropped beams at roof plane was not effective. Materials were adjusted to engage the brick tones in the existing building.

Alternative color scheme reminiscent of existing building roof detail was not successful as it dilutes the proposed building openings and recesses.

Colors adjusted to further relate to the brick on existing building. Fenestration pattern updated above main entry ("bridge" units) as well as top, set-back level.

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CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

DRAWING TITLE:
DESIGN EVOLUTION EXHIBIT

PLAN CHECK

Date	2/13/2026
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PERSPECTIVE RENDERING

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600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
PERSPECTIVE RENDERING

PLAN CHECK SUBMISSION #1

Date	02/17/2026
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09/08/25

PERSPECTIVE RENDERING

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PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
PERSPECTIVE RENDERING

PLAN CHECK SUBMISSION #1

Date	02/17/2026
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PERSPECTIVE RENDERING

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Los Angeles, CA 90004

DRAWING TITLE:
PERSPECTIVE RENDERING

PLAN CHECK SUBMISSION #1

Date	02/17/2026
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PERSPECTIVE RENDERING

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Date	02/17/2026
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08/08/25

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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
PERSPECTIVES

PLAN CHECK

Date	2/13/2026
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G2.07
Scale

09/08/25

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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
PERSPECTIVES

PLAN CHECK

Date	2/13/2026
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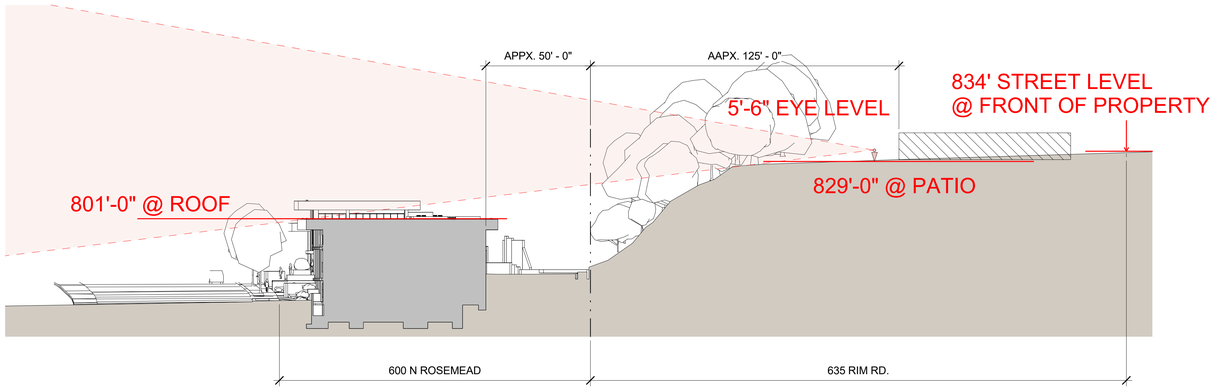
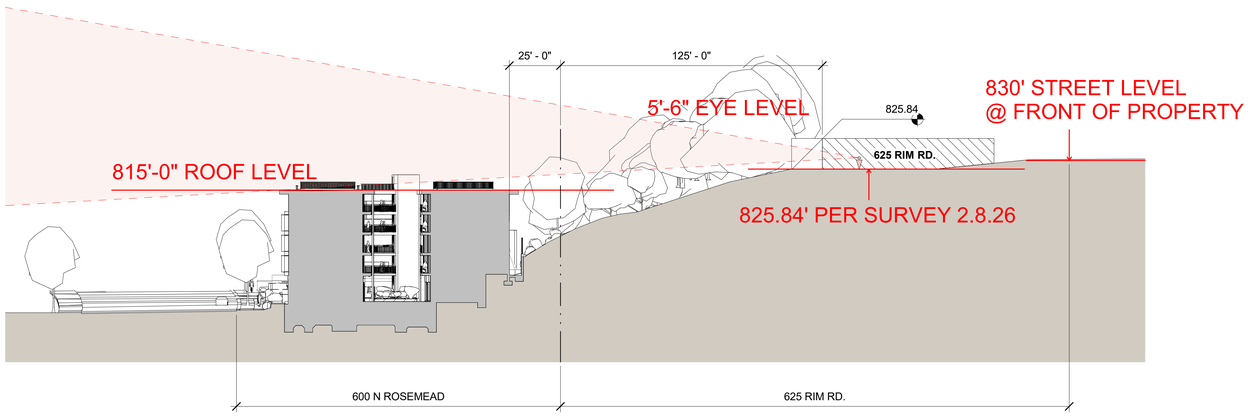
Scale

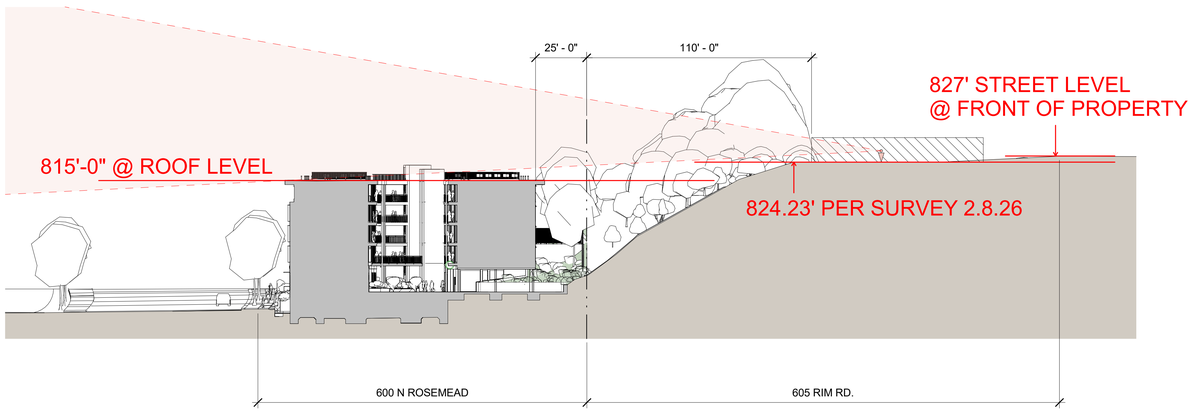
09/08/25



3 SITE SECTION 3 - 635 RIM RD
1" = 30'-0"



2 SITE SECTION 2 - 625 RIM RD
1" = 30'-0"



1 SITE SECTION 1 - 605 RIM RD
1" = 30'-0"

4 SITE PLAN
1" = 60'-0"

FSY ARCHITECTS
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LICENSED ARCHITECT
KENNETH FONG
REG. C-24016
REN. 7-31/27
STATE OF CALIFORNIA

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE, PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

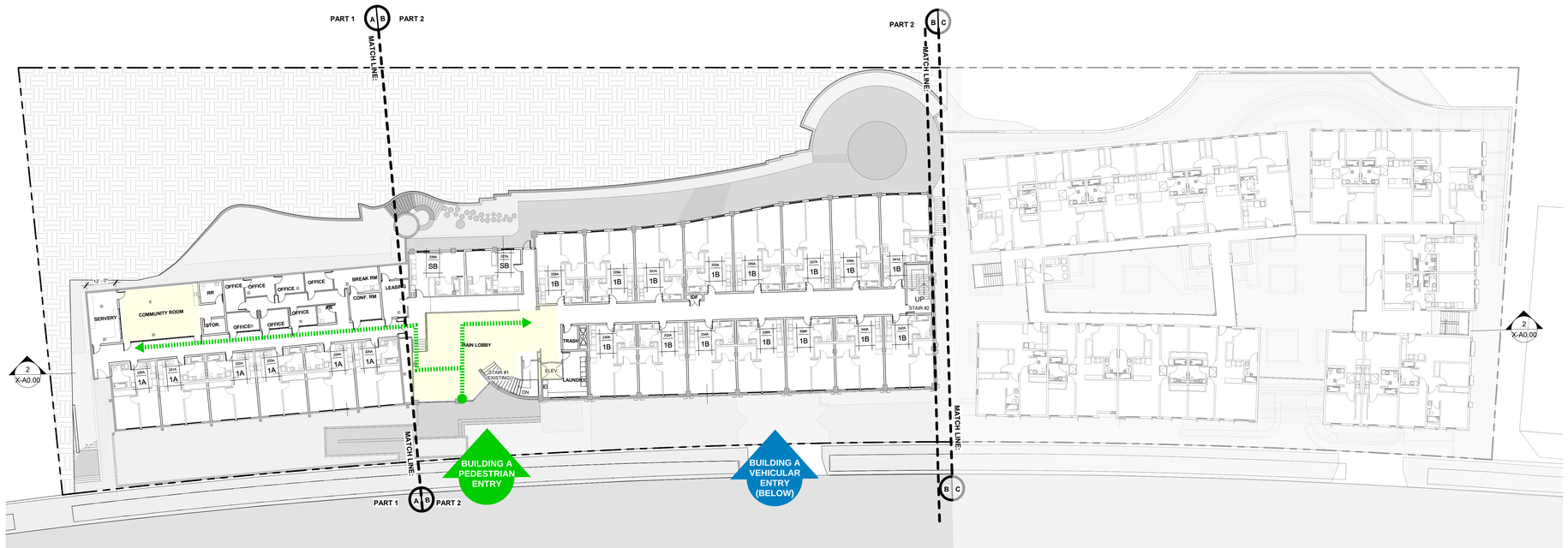
DRAWING TITLE:
SITE SECTIONS

PLAN CHECK SUBMISSION #1

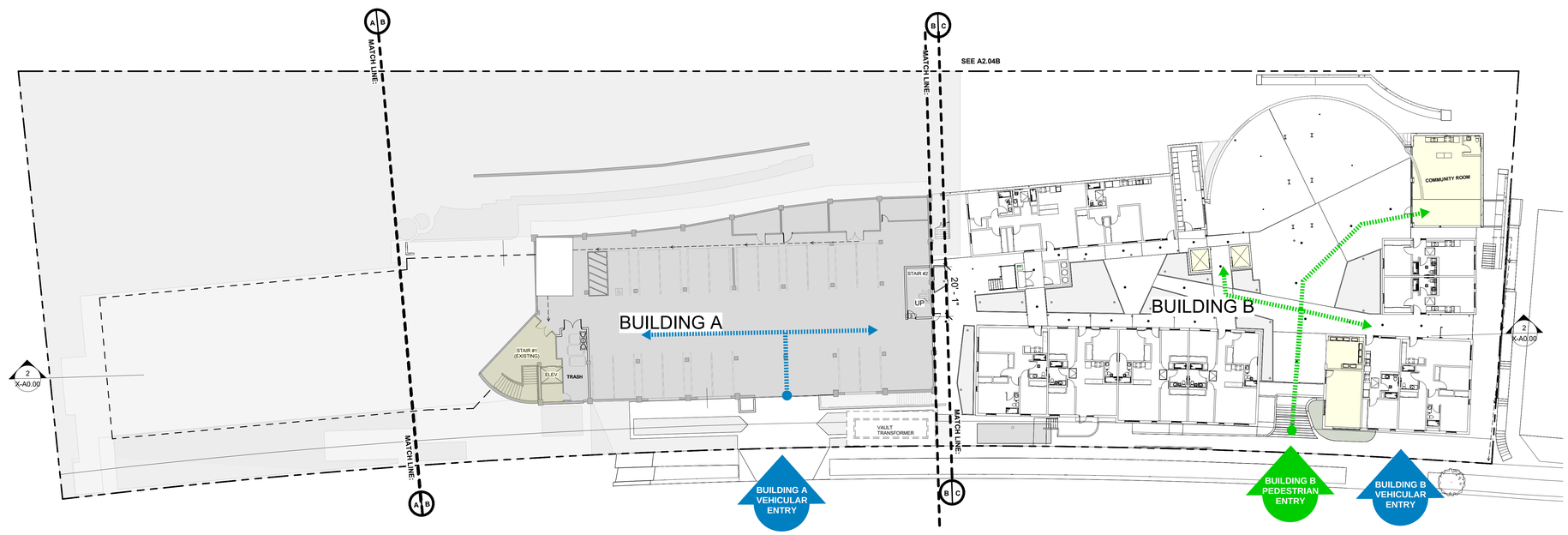
Date	02/17/2026
Drawn by	Author
Checked by	Checker

G2.21

Scale As indicated



2 SITE CIRCULATION 2
3/64" = 1'-0"



1 SITE CIRCULATION 1
3/64" = 1'-0"

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

DRAWING TITLE:
SITE CIRCULATION

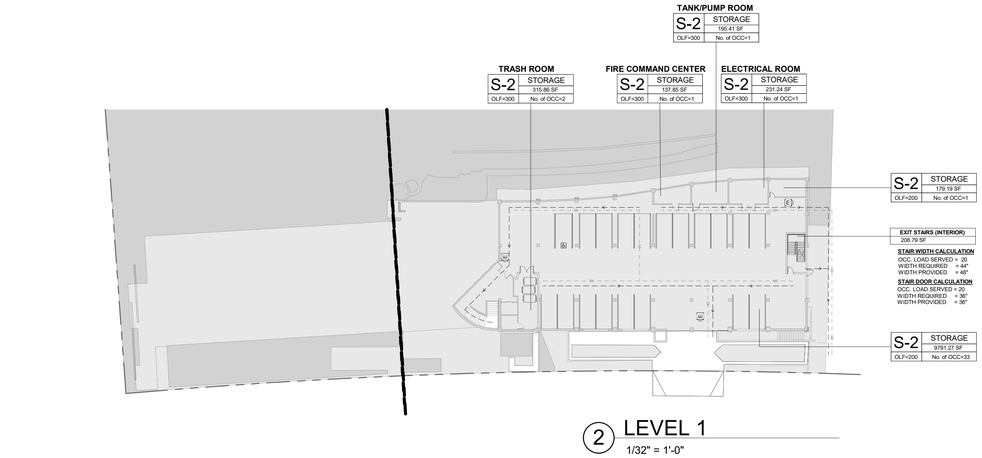
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

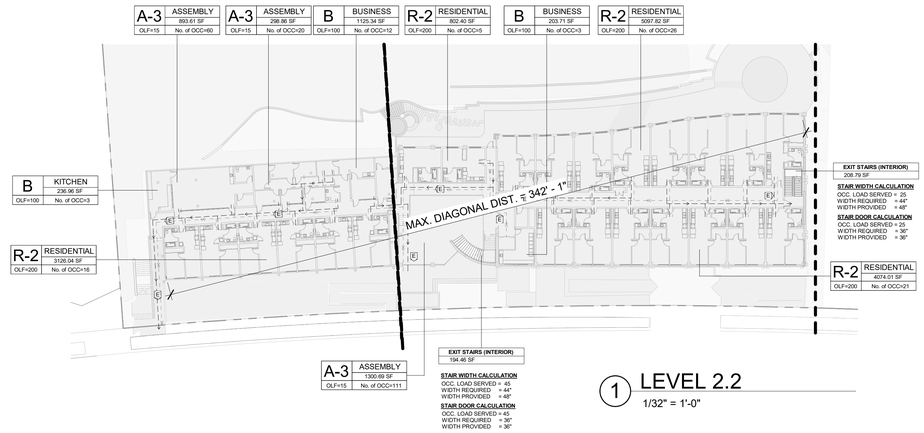
G2.22

Scale 3/64" = 1'-0"

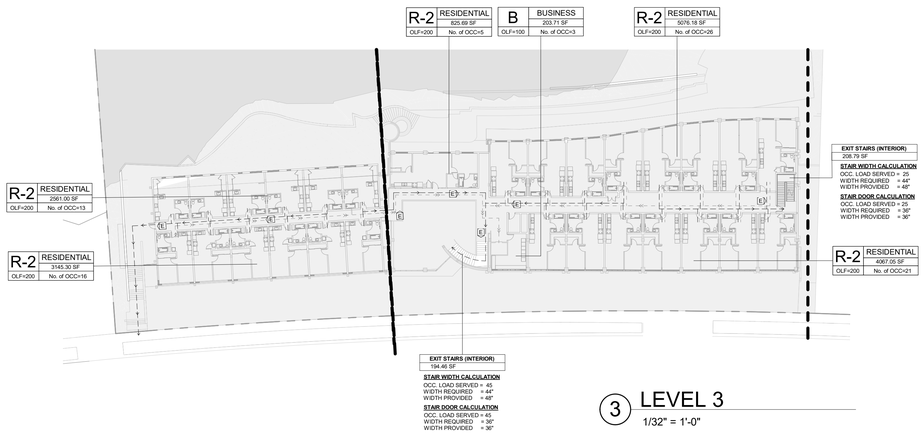
09/08/25



2 LEVEL 1
1/32" = 1'-0"



1 LEVEL 2.2
1/32" = 1'-0"



3 LEVEL 3
1/32" = 1'-0"

APPLICABLE CODES, REGULATIONS & GUIDELINES

CODE: 2025 CALIFORNIA BUILDING CODE (CBC) and Culver City Municipal Code (CCMC) based on the 2021 International Building Code.

PROJECT NAME: ROSEMEAD FAMILY APARTMENTS

OCCUPANCY CLASSIFICATION ANALYSIS: MIXED OCCUPANCY (Section 302.1, 2025 CBC)

GROUP: A-3 (Section 303.4, 2025 CBC)	TITLE: ASSEMBLY
GROUP: R-2 (Section 310.3, 2025 CBC)	TITLE: RESIDENTIAL
GROUP: S-2 (Section 304.1, 2025 CBC)	TITLE: LOW HAZARD STORAGE
GROUP: B (Section 309.1, 2025 CBC)	TITLE: BUSINESS

* SEE FIGURE 8 / BB-G3.05 FOR OCCUPANCY DIAGRAMS

OCCUPANCY SEPARATION ANALYSIS: (2025 CBC TABLE 508.4)

OCCUPANCY GROUP	*REQUIRED FIRE RATING*
A-3 / B	1-HOUR
A-3 / R-2	1 HOUR
R-2 / S-2	1 HOUR
B / S-2	1 HOUR
B / R-2	1 HOUR

* AUTOMATIC SPRINKLER SYSTEMS COMPLYING WITH NFPA-13 REQUIREMENTS SHALL BE PROVIDED. SYSTEM SHALL ALSO COMPLY WITH REQUIREMENTS OUTLINED IN 2025 CBC SECTION 903.3.1.1.

ALLOWABLE HEIGHT ANALYSIS: (2025 CBC TABLE 504.4)

CONSTRUCTION TYPE DETERMINED: (2025 CBC TABLE 503)

	ALLOWABLE	ACTUAL (MEASURED FROM GRADE PLANE)
HEIGHT	NO CHANGE	NO CHANGE
NUMBER OF STORIES	NO CHANGE	NO CHANGE (3, TYPE V-A)

ALLOWABLE AREA CALCULATIONS - PER FLOOR (2025 CBC TABLE 506.2)

AREA (GSF)	GROUP	ALLOWABLE (Aa)		ACTUAL (At)	At / Aa
LEVEL 1 (TYPE V-A)	S-2	63,000		10,903.23	0.17
	GRAND TOTALS			10,903.23	0.17
LEVEL 2 (TYPE V-A)	R-2	36,000	(A)	13,111.24	0.36
	A-3	34,500	(A)	2,493.16	0.072
	B	54,000	(A)	1,566.01	0.029
	GRAND TOTALS			15,869.72	0.461
LEVEL 3 (TYPE V-A)	R-2	36,000	(A)	15,675.22	0.435
	B	54,000	(A)	203.71	0.004
	GRAND TOTALS			17,543.74	0.439

TOTAL AREA (GSF) = 0.17+ 0.461 + 0.439 = 1.07 < 2.00

BUILDING AREA ANALYSIS AND NARRATIVE

THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF SECTION 508.1, SHALL NOT EXCEED TWO (2) FOR A, E, H, I, L, AND R OCCUPANCIES (Section 506.2.4, 2025 CBC)

FIRE RESISTANCE RATING REQ. FOR BLDG. ELEMENTS (2025 CBC TABLE 601)

BUILDING ELEMENT	TYPE V-A
STRUCTURAL FRAME	1 HOUR
BEARING WALLS (EXTERIOR)	1 HOUR
BEARING WALLS (INTERIOR)	1 HOUR
NON-BEARING WALLS (EXTERIOR)	0 HOUR
FLOOR CONSTRUCTION	1 HOUR
ROOF CONSTRUCTION	1 HOUR

- Fire Resistance Rating requirements for Exterior Walls Based on Fire Separation Distance (2025 CBC TABLE 601)
- Combustible materials permitted for use in Type V-A construction / structure shall comply with CBC 603.1 (2025 CBC 603.1)

FIRE SEPARATION DISTANCE REQ. FOR BLDG. ELEMENTS (2025 CBC TABLE 705.5)

FIRE SEPARATION DISTANCE = X	TYPE OF CONSTRUCTION	OCCUPANCY GROUP: A, S-2, R-2, B, M
X< 5 FEET	ALL	1 HOUR
5 ≤ X <10 FEET	1A	1 HOUR
	OTHERS	1 HOUR
10 ≤ X ≤30 FEET	IA,IB	1 HOUR
	IIB,VB,	0
	OTHERS	1 HOUR
X≥ 30 FEET	ALL	0

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (2025 CBC TABLE 705.8).

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0 TO LESS THAN 3	ALL	NOT PERMITTED
3 TO LESS THAN 5	UNPROTECTED, SPRINKLERED	15 %
	PROTECTED	15 %
5 TO LESS THAN 10	UNPROTECTED, SPRINKLERED	25 %
	PROTECTED	25 %
10 TO LESS THAN 15	UNPROTECTED, SPRINKLERED	45 %
	PROTECTED	45 %
15 TO LESS THAN 20	UNPROTECTED, SPRINKLERED	75 %
	PROTECTED	75 %
20 TO LESS THAN 30	UNPROTECTED, SPRINKLERED	NO LIMIT
	PROTECTED	
30 OR GREATER	UNPROTECTED, SPRINKLERED	NO LIMIT
	PROTECTED	

SEE FIGURE 15/A-G3.05 FOR EXTERIOR OPENING PROTECTION ANALYSIS

KEYNOTES

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NOT FOR CONSTRUCTION

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ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS: Client Address

DRAWING TITLE:
BUILDING A - CODE ANALYSIS

PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

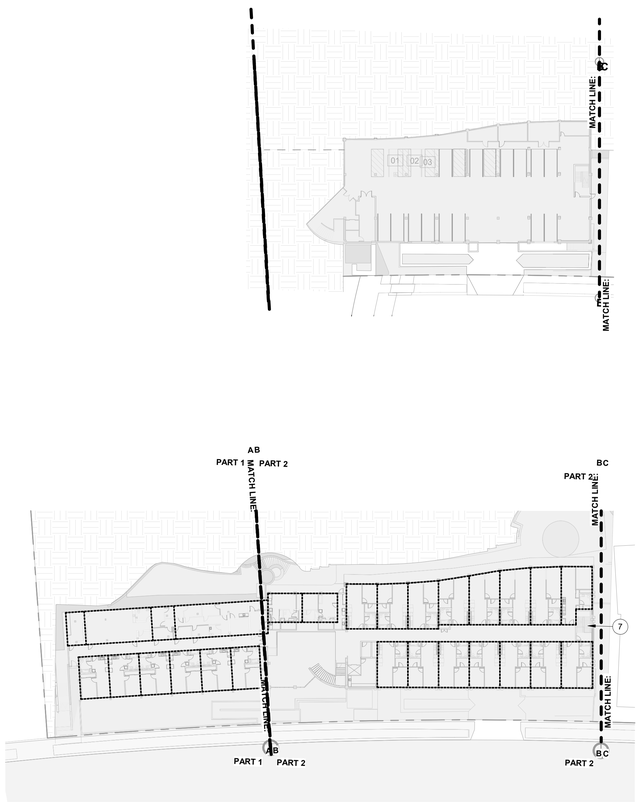
G3.01

Scale As indicated

01/20/26

FIGURE 03 - COMPARTMENTALIZATION PLANS

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE PROJECTS COMPLIANCE WITH TITLE 24 INSULATION AND AIR LEAKAGE REQUIREMENTS



SECOND FLOOR PLAN

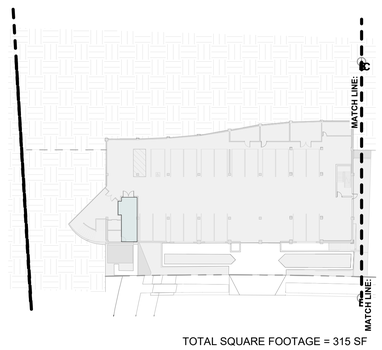
TOTAL SQUARE FOOTAGE = 21,662.8 SF

THIRD FLOOR PLAN

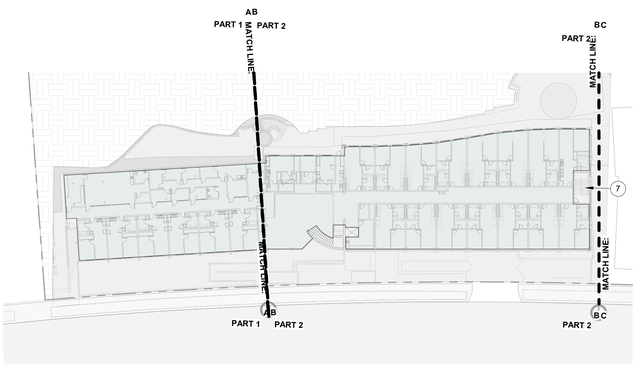
TOTAL SQUARE FOOTAGE = 21,662.8 SF

FIGURE 02 - ZONING CODE AREA CALCULATIONS

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH ZONING CODE AREA REQUIREMENTS OF THE 2026 PASADENA MUNICIPAL ZONING CODE. INCLUDES AREA WITHIN EXTERIOR WALLS & COVERED EXTERIOR WALKWAYS. NOT INCLUDING STAIRWAYS, SHAFTS, ROOM HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS

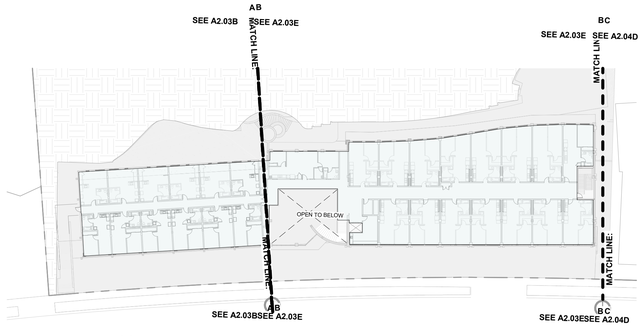


TOTAL SQUARE FOOTAGE = 315 SF



SECOND FLOOR PLAN

TOTAL SQUARE FOOTAGE = 21,204 SF

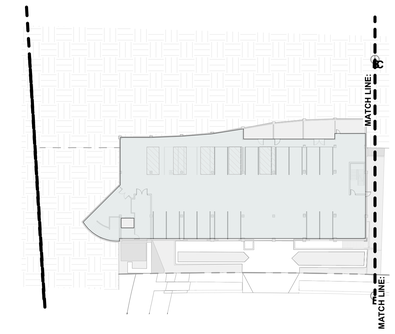


THIRD FLOOR PLAN

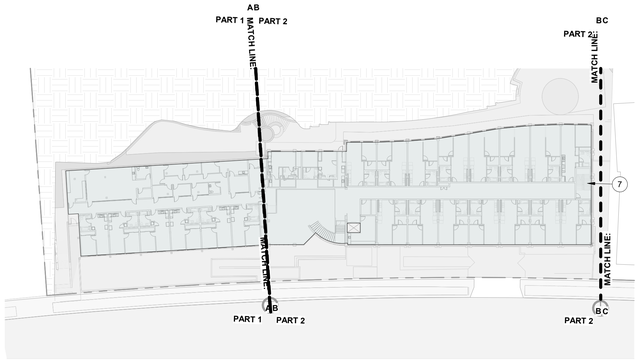
TOTAL SQUARE FOOTAGE = 19,464 SF

FIGURE 01 - BUILDING CODE AREA CALCULATIONS

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH BUILDING CODE AREA REQUIREMENETS PER CBC 2025. CALCULATED PER THE REQUIREMENTS INDICATED IN 2025 CALIFORNIA BUILDING CODE & PASADENA MUNICIPAL CODE. INCLUDES AREA WITHIN EXTERIOR WALLS, STAIRWAYS, AND COVERED EXTERIOR WALKWAYS. EXCLUDING VENTS, EQUIPMENT ROOMS, ELEVATOR SHAFTS, MECHANICAL SHAFTS.



TOTAL SQUARE FOOTAGE = 11105 SF



SECOND FLOOR PLAN

TOTAL SQUARE FOOTAGE = 21,662.8 SF

THIRD FLOOR PLAN

TOTAL SQUARE FOOTAGE = 19,915 SF

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
BUILDING A- CODE ANALYSIS

PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

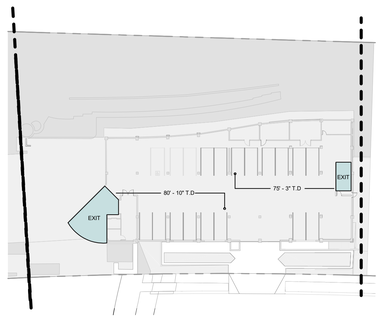
G3.02

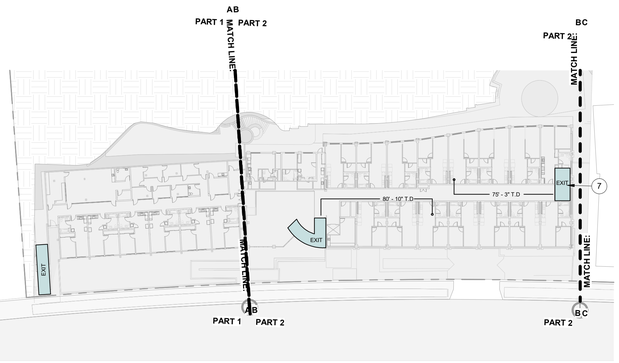
Scale 1" = 40'-0"

01/20/26

FIGURE 6 - EXIT ACCESS TRAVEL

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 1017, WHICH REQUIRES THE PROJECT TO PROVIDE A MAXIMUM TRAVEL DISTANCE OF 250' FROM THE MOST REMOTE POINT OF OCCUPANCY TO THE NEAREST EXIT



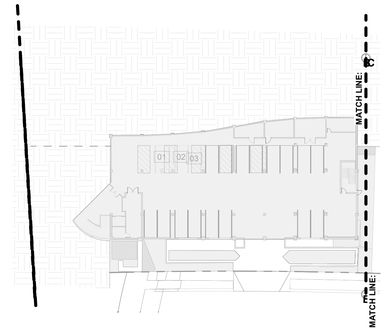


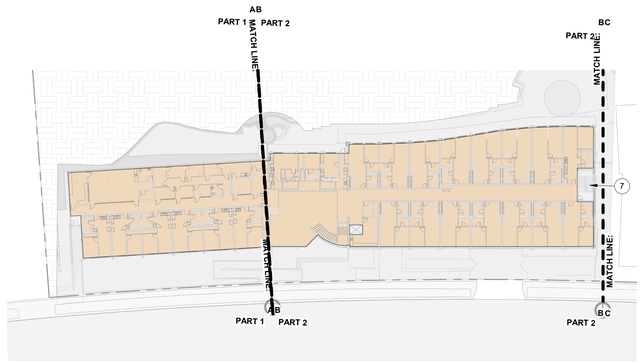
SECOND FLOOR PLAN TOTAL SQUARE FOOTAGE = 21,662.8 SF

THIRD FLOOR PLAN TOTAL SQUARE FOOTAGE = 21,662.8 SF

FIGURE 4 - DISTANCE BETWEEN EXITS

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 1007.1.1 / EXCEPTION 2, WHICH REQUIRE THE DISTANCE BETWEEN EXITS NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.





SECOND FLOOR PLAN TOTAL SQUARE FOOTAGE = 21,662.8 SF

THIRD FLOOR PLAN TOTAL SQUARE FOOTAGE = 21,662.8 SF

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PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
BUILDING A - CODE ANALYSIS

PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

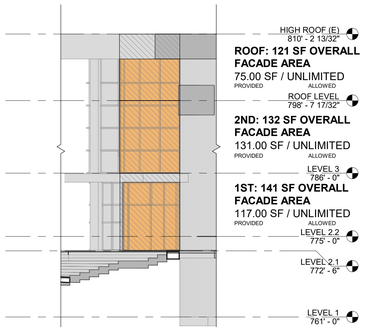
G3.03

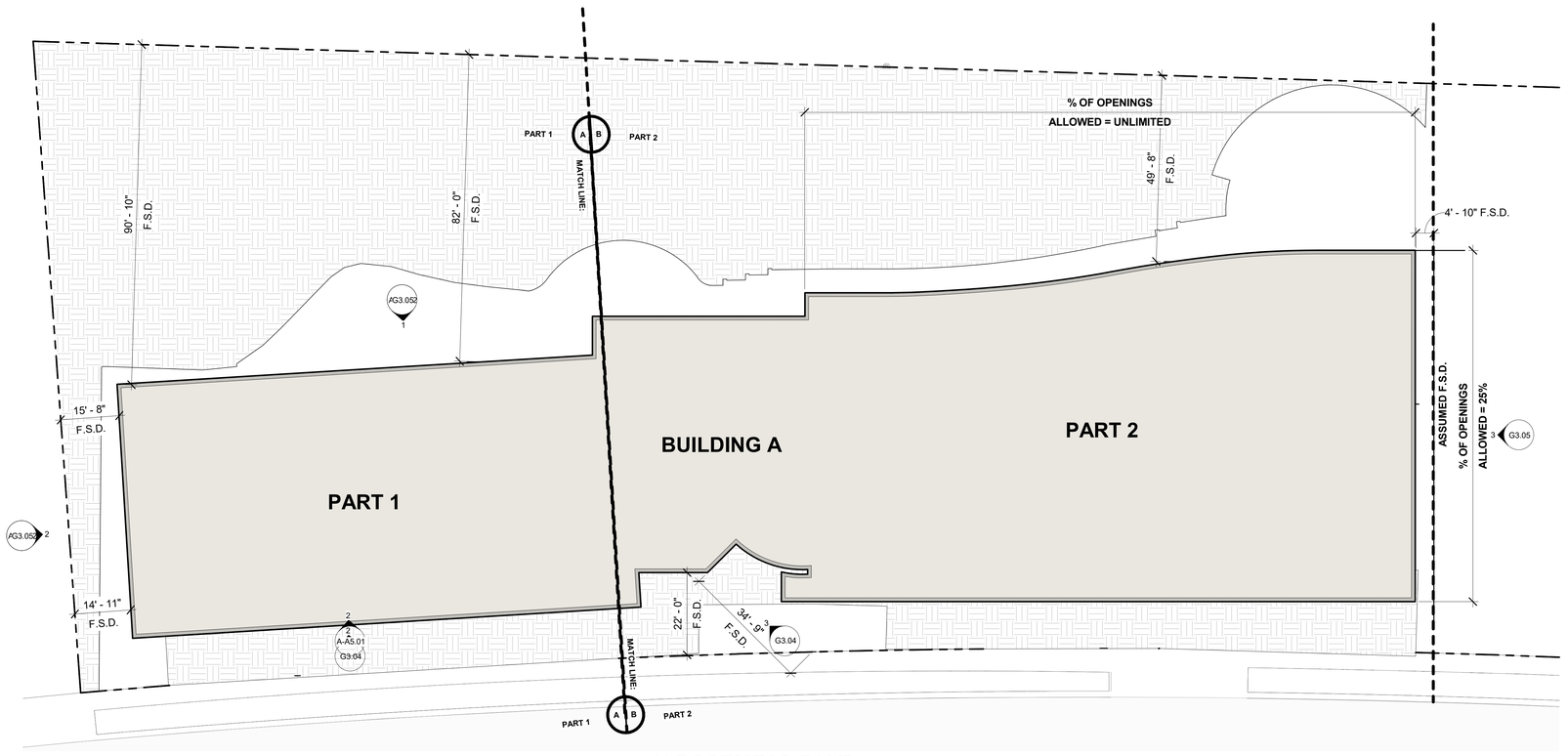
Scale 1" = 40'-0"

01/27/26

FIGURE 10 - EXTERIOR OPENING ANALYSIS

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 705.8., WHICH PROVIDES MAXIMUM ALLOWABLE AREA OF EXTERIOR WALL OPENINGS BASED ON THE FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION.





N ROSEMEAD BLVD

BUILDING A - EXTERIOR OPENINGS
3 WEST ELEVATION - ANGLED LOBBY WALL
3/32" = 1'-0"

BUILDING A - EXTERIOR OPENINGS
1 SITE PLAN
1/16" = 1'-0"

BUILDING A - EXTERIOR OPENINGS
2 WEST ELEVATION
3/32" = 1'-0"

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600 N. ROSEMEAD AVE,
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PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS: Client Address

DRAWING TITLE:
BUILDING A - CODE ANALYSIS

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

G3.04

Scale As indicated

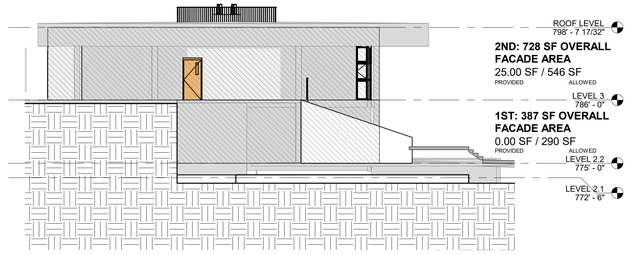
02/11/26

FIGURE 10 - EXTERIOR OPENING ANALYSIS

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 705.8., WHICH PROVIDES MAXIMUM ALLOWABLE AREA OF EXTERIOR WALL OPENINGS BASED ON THE FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION.

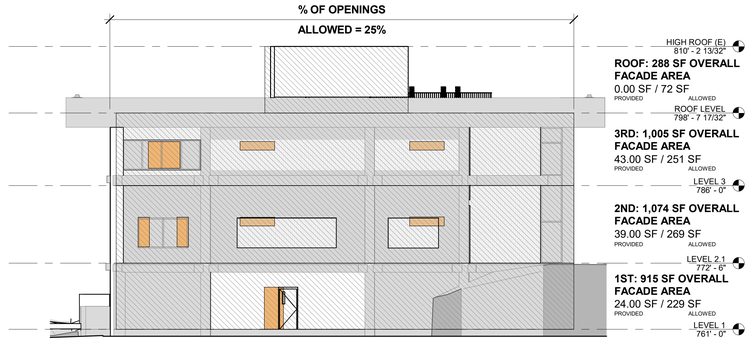
1 BUILDING A - EXTERIOR OPENINGS
EAST ELEVATION

3/32" = 1'-0"



2 BUILDING A - EXTERIOR OPENINGS
NORTH ELEVATION

3/32" = 1'-0"



3 BUILDING A - EXTERIOR OPENINGS
SOUTH ELEVATION

3/32" = 1'-0"

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PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
BUILDING A - CODE ANALYSIS
(EXTERIOR OPENINGS)

PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

G3.05

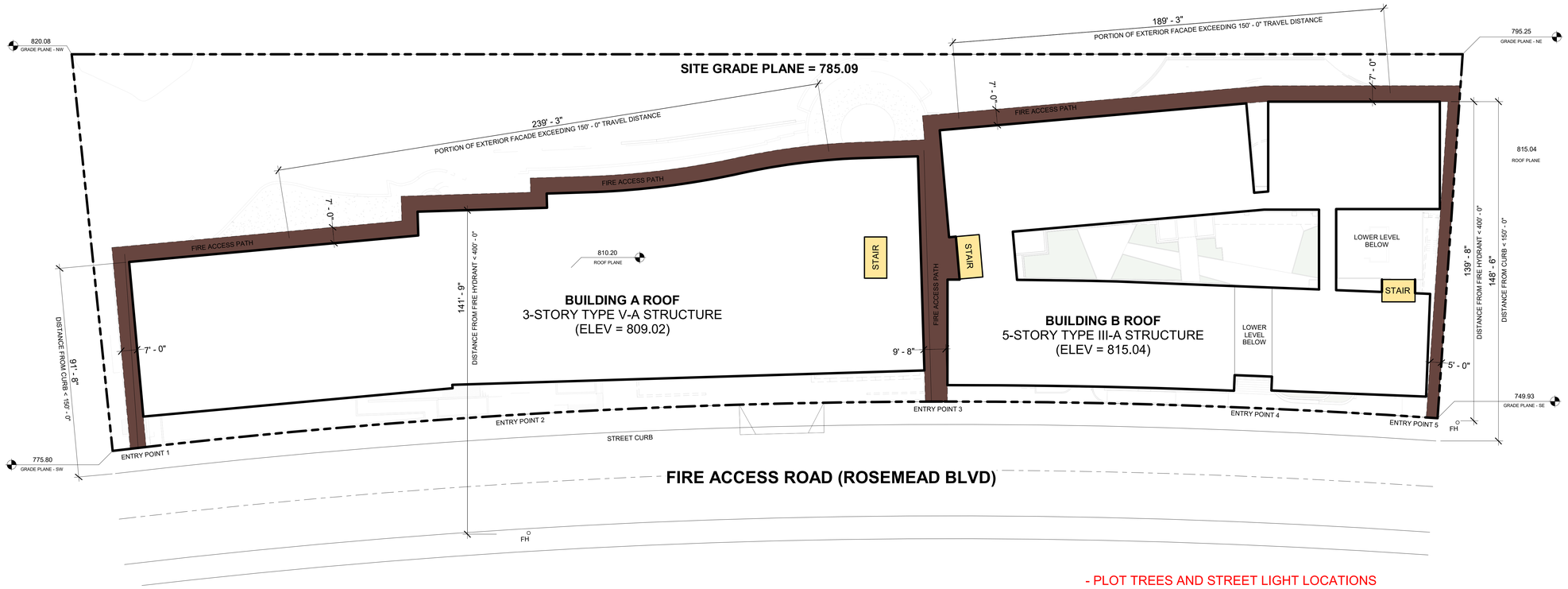
Scale 3/32" = 1'-0"

01/27/26

OVERALL FIRE MASTER PLAN

THE DIAGRAM BELOW ARE PREPARED TO ILLUSTRATE THE PROJECTS COMPLIANCE WITH PASADENA FIRE ACCESS REQUIREMENTS.

- THE DIAGRAM ILLUSTRATES THE HIGHEST ROOF PLANE (815.04) IS LESS THAN 30' HIGHER THAN THE SITE GRADE PLANE (785.27), THUS NOT REQUIRING A FIRE APPARATUS ROAD.
- THE DIAGRAM ILLUSTRATES COMPLIANCE WITH FIRE ACCESS AROUND THE EXTERIOR OF THE BUILDING, PROVODING MINIMUM 5' CLEAR PATHWAYS AROUND BUILDING EXTERIORS.
- THE DIAGRAM ILLUSTRATES COMPLIANCE WITH BUILDING EXTERIORS BEING LESS THAN 150' - 0" FROM THE FIRE ACCESS ROAD (ROSEMEAD BLVD)
- THE DIAGRAM ILLUSTRATES COMPLIANCE WITH STAIR ROOF ACCESS REQUIREMENTS FOR BUILDING OVER 4 STORIES (BUILDING B ONLY)
- THE DIAGRAM ILLUSTRATES COMPLIANCE WITH EXTERIOR WALL DISTANCES FROM FIRE HYDRANTS, REQUIRING LESS THAN 400'-0" BETWEEN EXTERIOR WALLS AND HYDRANTS



- PLOT TREES AND STREET LIGHT LOCATIONS
- LOCATE FIRE CONTROL CENTER.
- BUILDING AREAS ON EACH BUILDING

KEYNOTES

FSY ARCHITECTS
2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
OVERALL FIRE MASTER PLAN

PLAN CHECK SUBMISSION #1

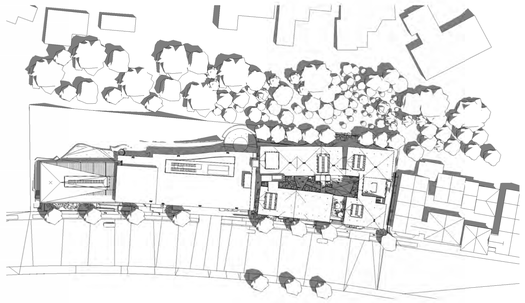
Date	02/17/2026
Drawn by	Author
Checked by	Checker

G3.00

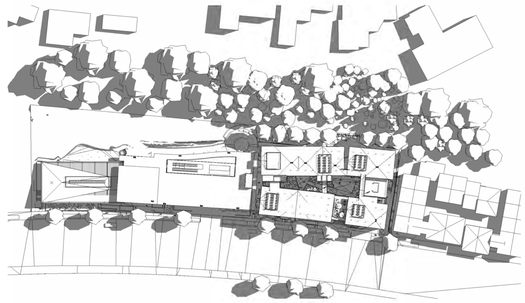
Scale 3/64" = 1'-0"

09/08/25

3C September 21st 3pm

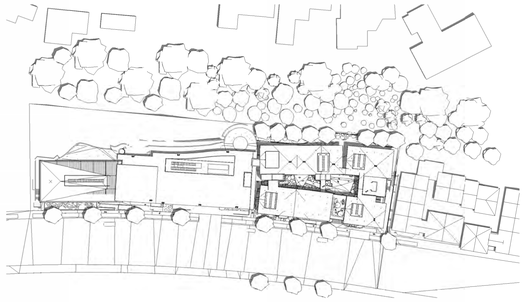


3B September 21st 12pm

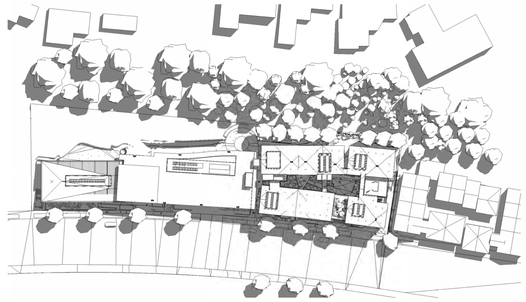


3A September 21st 9am

2C June 21st 3pm

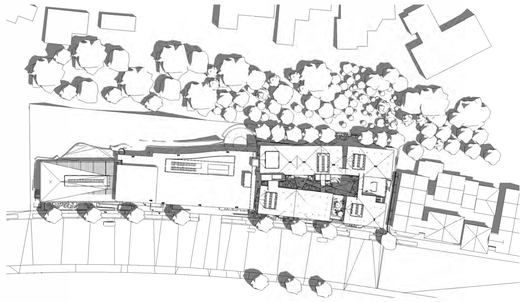


2B June 21st 12pm

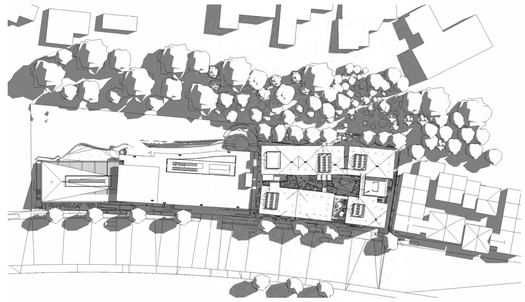


2A June 21st 9am

1C March 21st 3pm



1B March 21st 12pm



1A March 21st 9am

FSY ARCHITECTS
2902 KNOX AVE, 2ND FLOOR
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TEL : 323.255.4343
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LICENSED ARCHITECT
KENNETH FONG
RO. C-24016
REN. 7-31/27
STATE OF CALIFORNIA

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE, PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:
SUN STUDY

PLAN CHECK SUBMISSION #1

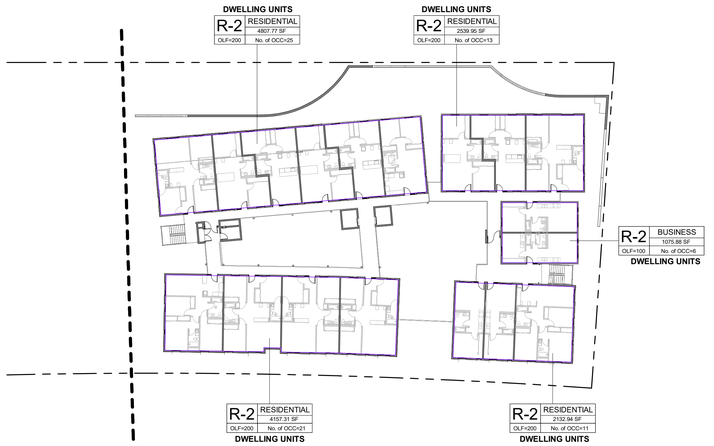
Date	02/17/2026
Drawn by	Author
Checked by	Checker

G3.01

Scale

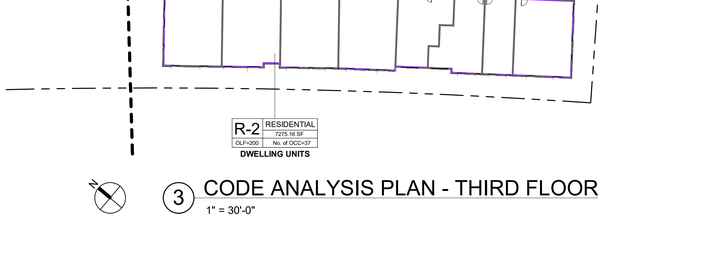
1 CODE ANALYSIS PLAN - FIFTH FLOOR

1" = 30'-0"



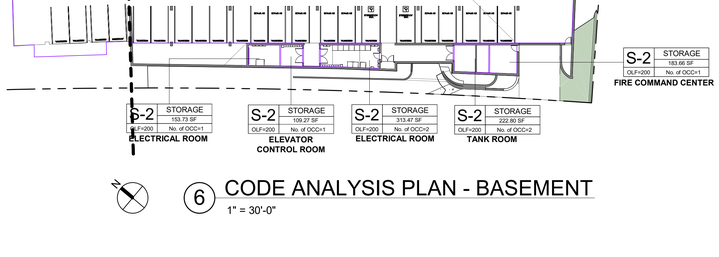
4 CODE ANALYSIS PLAN - SECOND FLOOR

1" = 30'-0"



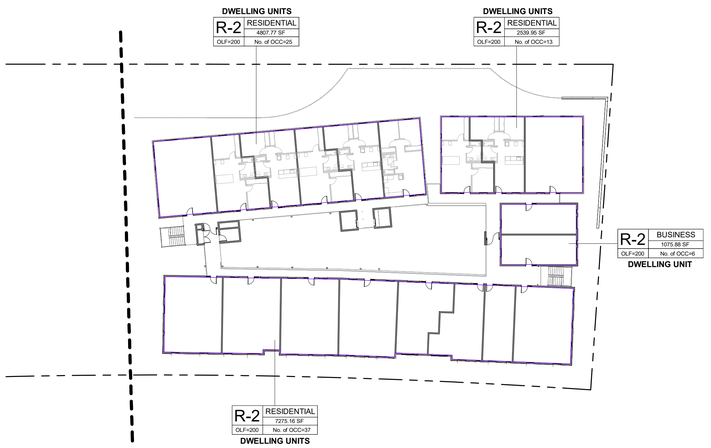
2 CODE ANALYSIS PLAN - FOURTH FLOOR

1" = 30'-0"



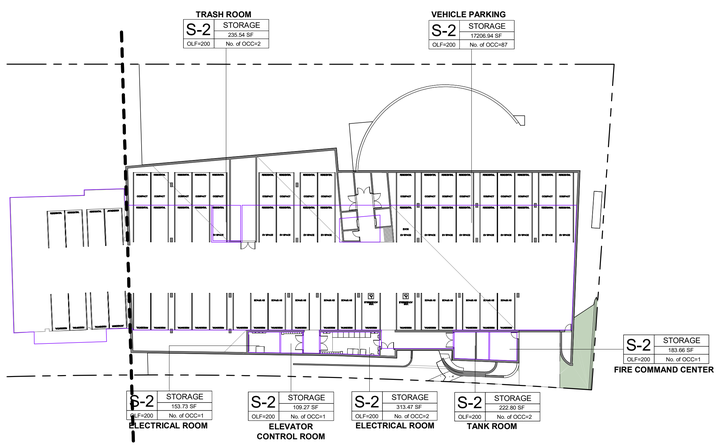
5 CODE ANALYSIS PLAN - GROUND FLOOR

1" = 30'-0"



3 CODE ANALYSIS PLAN - THIRD FLOOR

1" = 30'-0"



6 CODE ANALYSIS PLAN - BASEMENT

1" = 30'-0"

APPLICABLE CODES, REGULATIONS & GUIDELINES

CODE: 2025 CALIFORNIA BUILDING CODE (CBC) and Culver City Municipal Code (CCMC) based on the 2021 International Building Code.

PROJECT NAME: ROSEMEADE FAMILY APARTMENTS

OCCUPANCY CLASSIFICATION ANALYSIS: MIXED OCCUPANCY (Section 302.1, 2025 CBC)

GROUP: A-3 (Section 303.4, 2025 CBC)	TITLE: ASSEMBLY
GROUP: R-2 (Section 310.3, 2025 CBC)	TITLE: RESIDENTIAL
GROUP: S-2 (Section 304.1, 2025 CBC)	TITLE: LOW HAZARD STORAGE
GROUP: B (Section 309.1, 2025 CBC)	TITLE: BUSINESS

* SEE FIGURE 8 / BB-G3.05 FOR OCCUPANCY DIAGRAMS

OCCUPANCY SEPARATION ANALYSIS: (2025 CBC TABLE 508.4)

OCCUPANCY GROUP	*REQUIRED FIRE RATING*
A-3 / B	1-HOUR
A-3 / R-2	1 HOUR
R-2 / S-2	1 HOUR
B / S-2	1 HOUR
B / R-2	1 HOUR

* AUTOMATIC SPRINKLER SYSTEMS COMPLYING WITH NFPA-13 REQUIREMENTS SHALL BE PROVIDED. SYSTEM SHALL ALSO COMPLY WITH REQUIREMENTS OUTLINED IN 2025 CBC SECTION 903.3.1.1.

ALLOWABLE HEIGHT ANALYSIS: (2025 CBC TABLE 504.4)

CONSTRUCTION TYPE DETERMINED: TYPE I-A AND TYPE III-A (2025 CBC TABLE 503)

	ALLOWABLE	ACTUAL (MEASURED FROM GRADE PLANE)
HEIGHT	85'-0"	72.44 FT +/-
NUMBER OF STORIES	UL (TYPE I-A) 5 (TYPE III-A)	1 (TYPE I-A) 5 (TYPE III-A)

- SEE FIGURE 14 / B-G3.06 FOR BUILDING HEIGHT ANALYSIS
- SEE FIGURE 11 / B-G3.05 FOR CONSTRUCTION TYPE ANALYSIS

ALLOWABLE AREA CALCULATIONS - PER FLOOR (2025 CBC TABLE 506.2)

AREA (GSF)	GROUP	ALLOWABLE (Aa)	ACTUAL (At)	At / Aa
BASEMENT FLR. (TYPE I-A)	S-2	UNLIMITED	18,425 SF	0.00
	GRAND TOTALS		18,425 SF	0.00
FIRST FLOOR (TYPE III-A)	A-3	63,000 SF (B)	2,644 SF	0.04
	B	128,250 SF (B)	3,209 SF	0.03
	R-2	36,000 SF (B)	8,752 SF	0.24
	GRAND TOTALS		14,604 SF	0.31
SECOND FLOOR (TYPE III-A)	R-2	36,000 SF (B)	14,714 SF	0.41
	GRAND TOTALS		14,714 SF	0.41
THIRD FLOOR (TYPE III-A)	R-2	36,000 SF (B)	15,699 SF	0.44
	GRAND TOTALS		15,699 SF	0.44
FOURTH FLOOR (TYPE III-A)	R-2	36,000 SF (B)	15,699 SF	0.44
	GRAND TOTALS		15,699 SF	0.44
FIFTH FLOOR (TYPE III-A)	B	128,250 SF (B)	1,498 SF	0.01
	R-2	36,000 SF (B)	13,314 SF	0.37
	GRAND TOTALS		14,812 SF	0.38

TOTAL AREA (GSF) = 0.00 + 0.31 + 0.41 + 0.44 + 0.44 + 0.37 = 1.97 < 2.00
- SEE FIGURE 12 / B-G3.06 FOR FRONTAGE CALCULATION ANALYSIS

BUILDING AREA ANALYSIS AND NARRATIVE

THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF SECTION 508.1, SHALL NOT EXCEED TWO (2) FOR A, E, H, I, L, AND R OCCUPANCIES (Section 506.2.4, 2022 CBC)

FRONTAGE INCREASE CALCULATION (B)

Aa = [24,000 + 24,000 x 0.50)] = 36,000 SF (Type III-A / R-2 Occupancy)
Aa = [117,000 + 117,000 x 0.50)] = 175,500 SF (Type III-A / S-2 Occupancy)
Aa = [85,000 + 85,000 x 0.50)] = 128,250 SF (Type III-A / B Occupancy)
Aa = [42,000 + 42,000 x 0.50)] = 63,000 SF (Type III-A / A-3 Occupancy)

FIRE RESISTANCE RATING REQ. FOR BLDG. ELEMENTS (2025 CBC TABLE 601)

BUILDING ELEMENT	TYPE I-A	TYPE III-A
STRUCTURAL FRAME	3 HOUR	1 HOUR
BEARING WALLS (EXTERIOR)	3 HOUR	2 HOUR
BEARING WALLS (INTERIOR)	3 HOUR	1 HOUR
NON-BEARING WALLS (EXTERIOR)	0 HOUR	0 HOUR
FLOOR CONSTRUCTION	2 HOUR	1 HOUR
ROOF CONSTRUCTION	1.5 HOUR	1 HOUR

- Fire Resistance Rating requirements for Exterior Walls Based on Fire Separation Distance (2025 CBC TABLE 601)
- Combustible materials permitted for use in Type I-A construction / structure shall comply with CBC 603.1 (2025 CBC 603.1)

FIRE SEPARATION DISTANCE REQ. FOR BLDG. ELEMENTS (2025 CBC TABLE 705.5)

FIRE SEPARATION DISTANCE = X	TYPE OF CONSTRUCTION	OCCUPANCY GROUP: A, S-2, R-2, B, M
X< 5 FEET	ALL	1 HOUR
5 ≤ X <10 FEET	1A OTHERS	1 HOUR 1 HOUR
10 ≤ X ≤30 FEET	IA,IB IIB,VB, OTHERS	1 HOUR 0 1 HOUR
X≥ 30 FEET	ALL	0

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (2025 CBC TABLE 705.8).

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0 TO LESS THAN 3	ALL	NOT PERMITTED
3 TO LESS THAN 5	UNPROTECTED, SPRINKLERED	15 %
	PROTECTED	15 %
5 TO LESS THAN 10	UNPROTECTED, SPRINKLERED	25 %
	PROTECTED	25 %
10 TO LESS THAN 15	UNPROTECTED, SPRINKLERED	45 %
	PROTECTED	45 %
15 TO LESS THAN 20	UNPROTECTED, SPRINKLERED	75 %
	PROTECTED	75 %
20 TO LESS THAN 30	UNPROTECTED, SPRINKLERED	NO LIMIT
	PROTECTED	
30 OR GREATER	UNPROTECTED, SPRINKLERED	NO LIMIT
	PROTECTED	

SEE FIGURE 15/B-G3.07 FOR EXTERIOR OPENING PROTECTION ANALYSIS

KEYNOTES

FSY ARCHITECTS
2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - CODE ANALYSIS

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

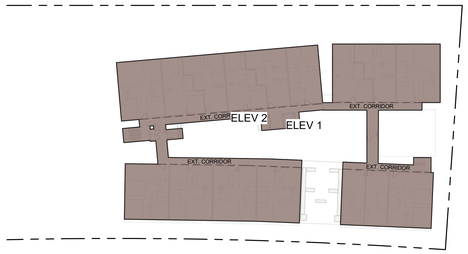
G3.21

Scale As indicated

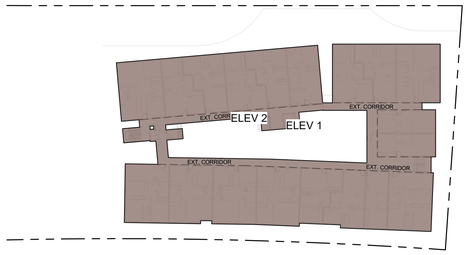
02/17/26

FIGURE 3 - BUILDING CODE AREA

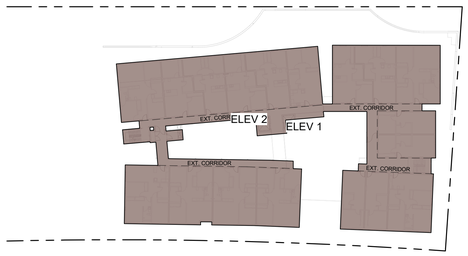
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH BUILDING CODE AREA REQUIREMENETS PER CBC 2022. CALCULATED PER THE REQUIREMENTS INDICATED IN 2022 CALIFORNIA BUILDING CODE & 2020 LOS ANGELES MUNICIPAL CODE. INCLUDES AREA WITHIN EXTERIOR WALLS, STAIRWAYS, AND COVERED EXTERIOR WALKWAYS. EXCLUDING VENTS, EQUIPMENT ROOMS, ELEVATOR SHAFTS, MECHANICAL SHAFTS.



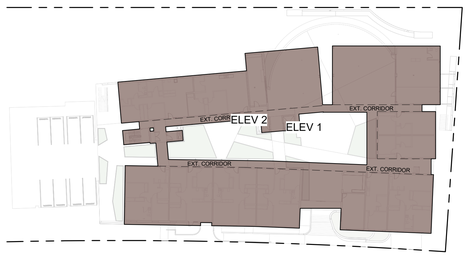
FIFTH FLOOR BUILDING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 16,700 SF



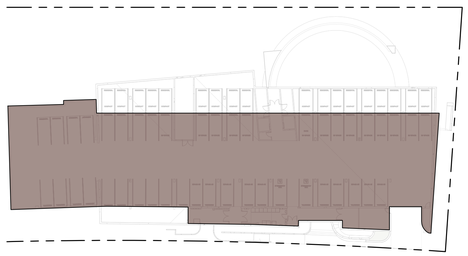
THIRD - FOURTH FLOOR BUILDING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 19,380 SF (2)



SECOND FLOOR BUILDING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 18,205 SF



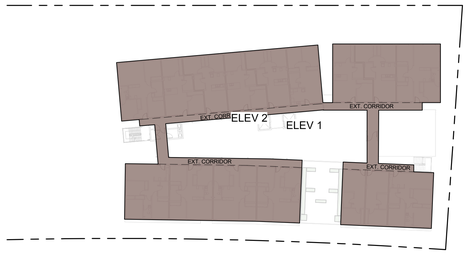
GROUND FLOOR BUILDING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 18,110 SF



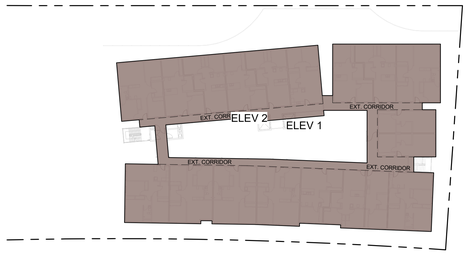
BASEMENT BUILDING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 19,040 SF

FIGURE 2 - ZONING CODE AREA

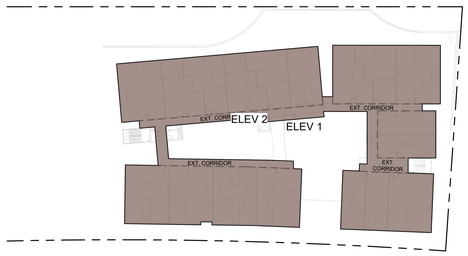
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH ZONING CODE AREA REQUIREMENTS OF THE 2020 LOS ANGELES MUNICIPAL ZONING CODE. CALCULATED PER THE REQUIREMENTS INDICATED IN DOCUMENT NO. P/BC 2002-02. INCLUDES AREA WITHIN EXTERIOR WALLS & COVERED EXTERIOR WALKWAYS. NOT INCLUDING STAIRWAYS, SHAFTS, ROOM HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS



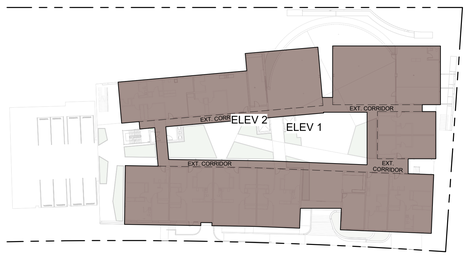
FIFTH FLOOR ZONING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 16,150 SF



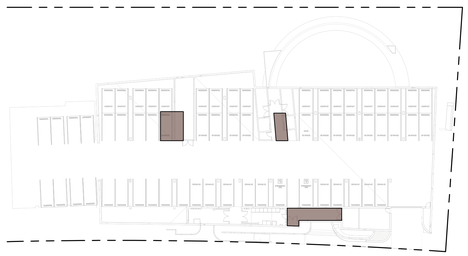
THIRD - FOURTH FLOOR ZONING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 18,860 SF (2)



SECOND FLOOR ZONING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 17,650 SF



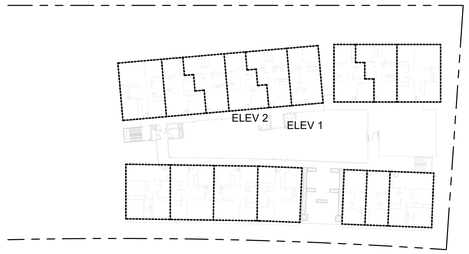
GROUND FLOOR ZONING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 17,555 SF



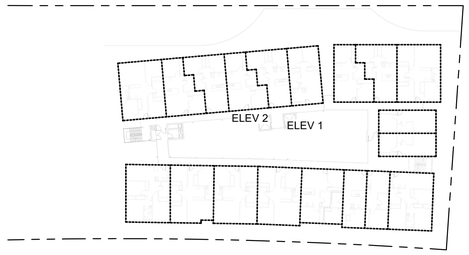
BASEMENT ZONING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 680 SF

FIGURE 1 - COMPARTMENTALIZATION PLANS

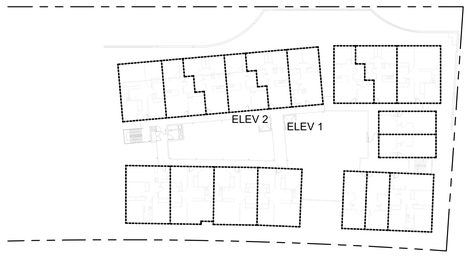
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE PROJECTS COMPLIANCE WITH TITLE 24 INSULATION AND AIR LEAKAGE REQUIREMENTS



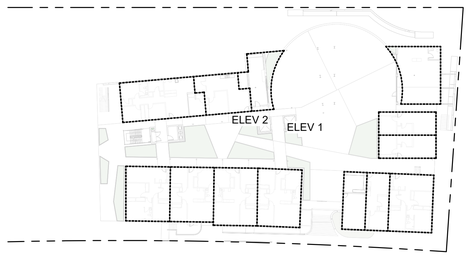
FIFTH FLOOR COMPARTMENTALIZATION PLAN



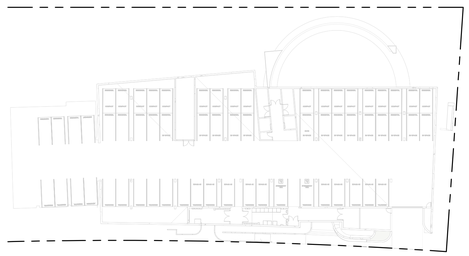
THIRD - FOURTH FLOOR COMPARTMENTALIZATION PLAN



SECOND FLOOR COMPARTMENTALIZATION PLAN



GROUND FLOOR COMPARTMENTALIZATION PLAN



BASEMENT COMPARTMENTALIZATION PLAN

INSULATION INSTALLATION NOTES

1. INSULATION MUST BE IN CONTACT WITH AIR BARRIER ON ALL SIX SIDES. AT WALLS BETWEEN CONDITION: AND UNCONDITIONED SPACES (CORRIDORS, STAIRS, TRASH ROOMS, LAUNDRY ROOMS, MISC. STORAGE ROOMS) WHERE RESILIENT CHANNELS WILL BE INSTALLED, AN AIR BARRIER MUST BE INSTALLED OVER STUDS, IN CONTACT WITH INSULATION, BEFORE RESILIENT CHANNELS ARE INSTALLED. AIR BARRIER SHOULD BE PROTECTED, AND ANY TEARS REPAIRED PRIOR TO QUALITY INSULATION INSTALLATION (QII) PRIOR TO INSTALLATION OF DRYWALL.
2. BEHIND TUB/SHOWER AND UNDER STAIRS WITHIN CONDITIONED SPACE. INSULATION IN WALLS BETWEEN CONDITIONED AND UNCONDITIONED SPACES (SEE NO.1) MUST BE IN CONTACT WITH AIR BARRIER ON FIVE SIDES NOT REQUIRED TO FILL THE SPACE, BUT THE CAVITY IS REQUIRED TO BE AIR TIGHT INSULATION, DRYWALL AND (QII) INSPECTION MUST BE PERFORMED AT BATHROOM LOCATIONS BEFORE TUBS ARE SET.
3. AT DOUBLE WALLS, THE ENTIRE CAVITY (BOTH STUD BAYS) MUST BE FILLED WITH INSULATION, OR AN AIR BARRIER MUST BE INSTALLED BETWEEN STUD BAYS ALLOWING INSULATION TO BE IN CONTACT WITH AIR BARRIER ON ALL SIX SIDES. ALTERNATIVELY, AT SKID WALLS (METAL FRAMED WALLS WITHIN WOOD FRAMED WALLS CONTAINING PLUMBING OR MECHANICAL CHASES), EXTERIOR WALL MUST BE INSULATED IN CONTACT WITH AIR BARRIER ON SIX SIDES, AND VERIFIED PRIOR TO CLOSING WALL AND BUILDING SKID WALL.
4. WHERE INTERIOR WALLS INTERSECT EXTERIOR AND AT CORNERS, AS STRUCTURAL DRAWINGS ALLOW, EXTERIOR STUD SPECIAL ATTENTION MUST BE PAID TO ALLOW FOR INSULATION OF THE WALL TO THE PROPER R-VALUE (REVIEW WITH FRAMER BEFORE FRAMING BEGINS).
5. AT SHEAR WALLS AND DOUBLE SHEAR WALLS, QII INSPECTION MUST OCCUR AND MUST BE VERIFIED BY THE HERS RATER BEFORE THE WALL IS CLOSED.
6. MECHANICAL DUCTS VENTED VERTICALLY ARE NOT ALLOWED TO FILL AN ENTIRE STUD BAY IN AN EXTERIOR WALL OR IN WALL BETWEEN A UNIT AND UNCONDITIONED SPACE.
7. FURRED OUT WALLS (LIKE THOSE BEHIND BATHTUBS) MUST BE INSPECTED FOR (QII) PRIOR TO CLOSING WALLS. INSULATION IN AN EXTERIOR WALL, OR WALLS BETWEEN CONDITIONED AND UNCONDITIONED SPACE, MUST BE IN CONTACT WITH THE AIR BARRIER ON SIX SIDES.
8. ROPE CAULK, FOAM GASKET, OR CAULKING BEAD AROUND THE ENTIRE SOLE PLATE AT ALL UNITS. FOAM GASKET MUST BE USED AT WOOD TO CONCRETE CONNECTIONS.
9. ALL DUCT CHASES, AND DOUBLE WALLS SEALED AIR TIGHT AT THE CEILING LEVEL. ALL GAPS INTO SHAFTS LARGER THAN 1/8" FILLED WITH FOAM OR CAULK. SPECIAL ATTENTION PAID TO DUCTS ENTERING SHAFTS FROM CEILING (THIS INCLUDES TRASH CHUTES, CORRIDOR VENTILATION DUCTS, AND OTHER VERTICAL CHASES WHICH MUST BE SEALED AT EACH FLOOR).
10. INSULATION IN WALLS BETWEEN UNITS AND UNCONDITIONED SPACES (SEE NO.1) MUST BE CUT TO FIT AROUND WIRING, PIPING, OR SPLIT (DELAMINATED) WITH INSULATION ON BOTH SIDES OF PIPE, WIRE, OR CONDUIT AND IN CONTACT WITH THE AIR BARRIER ON SIX SIDES.
11. FOR BATT INSULATION - NO SINGLE VOID/DEPRESSION DEEPER THAN 1/8" IS ALLOWED IN ANY STUD BAY.
12. ANY GAPS BETWEEN STUDS AND INSULATION LARGER THAN 1/8" MUST BE FILLED WITH INSULATION OR SPRAY FOAM.
13. THE USE OF BLOWN-IN INSULATION IS ENCOURAGED AS THIS WILL LEAD TO A HIGHER QUALITY INSTALLATION, AND WILL MAKE PASSING THE QII INSPECTION EASIER. BLOWN-IN INSULATION MUST STILL MAKE CONTACT WITH THE AIR BARRIER ON SIX SIDES OF EACH STUD OR RAFTER BAY. WHERE SPF (SPRAY POLYURETHANE FOAM MEDIUM DENSITY) INSULATION IS USED, THE SPF ACTS AS BOTH INSULATION AND AIR BARRIER. SPF SHOULD BE USED AT DIFFICULT TO REACH LOCATIONS.
14. DEMISING WALLS MUST BE COMPLETELY SEALED (CAULK BOTTOM PLATE), TOP PLATE MUST BE CONTINUOUS AT TOP OF ALL WALLS. CONTACT INSULATION AND AIR BARRIER AND INSULATION IS NOT REQUIRED AT DEMISING WALL, UNLESS THE WALL ADJOINS UNCONDITIONED SPACE.
15. ALL ELECTRICAL AND DATA JUNCTION BOXES IN INSULATED WALLS SHALL INCLUDE FACEPLATES WITH FOAM GASKETS.

THERMAL AND MOISTURE PROTECTION

1. CEILING, WALL, FLOOR, AND SLAB INSULATION LEVELS SHALL MEET OR EXCEED 2009 IECC LEVELS. ALL CEILING, WALL, FLOOR, AND SLAB INSULATION SHALL ACHIEVE RESNET -DEFINED GRADE I INSTALLATION OR, ALTERNATIVELY, GRADE II FOR SURFACES WITH INSULATED SHEATHING.
2. A COMPLETE AIR BARRIER SHALL BE PROVIDED THAT IS FULLY ALIGNED WITH THE INSULATION AS FOLLOWS: AT INTERIOR SURFACE OF CEILINGS IN ALL CLIMATE ZONES; ALSO AT INTERIOR EDGE OF ATTIC EAVE IN ALL CLIMATE ZONES USING A WIND BAFFLE THAT EXTENDS TO THE FULL HEIGHT OF THE INSULATION. INCLUDE A BAFFLE IN EVERY BAY OR A TABBED BAFFLE IN EACH BAY WITH A SOFFIT VENT THAT WILL ALSO PREVENT WIND WASHING OF INSULATION IN ADJACENT BAYS. AT EXTERIOR SURFACE OF WALLS IN ALL CLIMATE ZONES, AND ALSO AT INTERIOR SURFACE OF WALLS OF FLOORS IN ALL CLIMATE ZONES 4-8.
3. AT INTERIOR SURFACE OF FLOORS IN ALL CLIMATE ZONES, INCLUDING SUPPORTS TO ENSURE PERMANENT CONTACT AND BLOCKING AT EXPOSED EDGES.
4. SEAL ALL WALLS, FLOOR AND JOINT PENETRATIONS WITH LOW-VOC CAULKING OR OTHER APPROPRIATE NON-TOXIC SEALING METHODS TO PREVENT PEST ENTRY. PROVIDE RODENT AND CORROSIVE PROOF SCREEN (E.G. COPPER OR STAINLESS STEEL MESH OR RIGID METAL CLOTH) FOR OPENING GREATER THAN 1/4 INCH.

BUILDING ENVELOPE SEALING

THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

A. JOINTS AROUND FENESTRATION AND DOOR FRAMES
B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS
OPENING AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS SITE-BUILT FENESTRATION AND DOORS
C. BUILDING ASSEMBLIES AND/OR CA\-ITIES MAY NOT BE
D. USED AS DUCTS OR PLENUMS
E. JOINTS, SEAMS, AND PENETRATION OF VAPOR RETARDERS
F. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE
G. ALL ELECTRICAL AND DATA JUNCTION BOXES IN DEMISING
H. WALLS SHALL INCLUDE FACEPLATES WITH FOAM GASKETS

SEAL ALL CRACKS AND JOINTS. INSTALL RODENT-PROOF SCREENS AND MESH WHEN APPLICABLE.

POINT OF GUTTER DISCHARGE SHALL BE MIN. 24" FROM FOUNDATION.

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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - CODE ANALYSIS

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

G3.22

Scale 1" = 40'-0"

09/08/25

FIGURE 6 - EXIT ACCESS TRAVEL

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 1017, WHICH REQUIRES THE PROJECT TO PROVIDE A MAXIMUM TRAVEL DISTANCE OF 250' FROM THE MOST REMOTE POINT OF OCCUPANCY TO THE NEAREST EXIT

FIFTH FLOOR

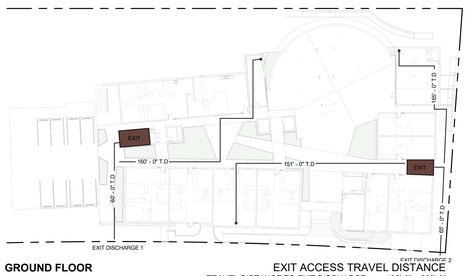
EXIT ACCESS TRAVEL DISTANCE
TRAVEL DISTANCE TO EXIT DISCHARGE = 135'-0" < 250'-0"

THIRD - FOURTH FLOOR

EXIT ACCESS TRAVEL DISTANCE
TRAVEL DISTANCE TO EXIT DISCHARGE = 135'-0" < 250'-0"

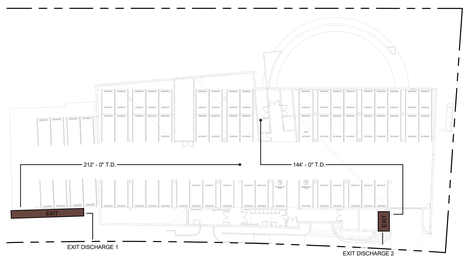
SECOND FLOOR

EXIT ACCESS TRAVEL DISTANCE
TRAVEL DISTANCE TO EXIT DISCHARGE = 135'-0" < 250'-0"



GROUND FLOOR

EXIT ACCESS TRAVEL DISTANCE
TRAVEL DISTANCE TO EXIT DISCHARGE = 195'-0" < 250'-0"

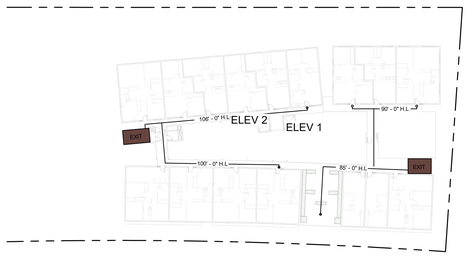


BASEMENT

EXIT ACCESS TRAVEL DISTANCE
TRAVEL DISTANCE TO EXIT DISCHARGE = 212'-0" < 250'-0"

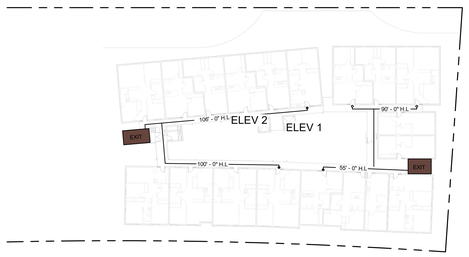
FIGURE 5 - FIRE HOSE LENGTH

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH LAFD REQUIREMENTS FOR HOSE ACCESS. ASSUMING A 150' HOSE LENGTH, ACCESS FROM STANDPIPES TO THE MOST REMOTE OCCUPANT SHALL NOT EXCEED SAID HOSE LENGTH.



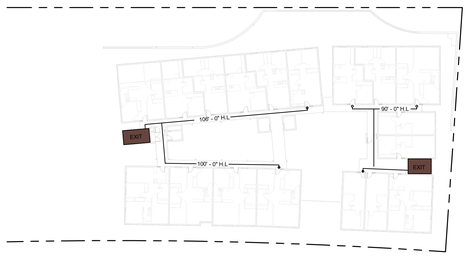
FIFTH FLOOR

FIRE HOSE LENGTH
MAXIMUM FIRE HOSE LENGTH REQUIRED = 106'-0" < 150'-0"



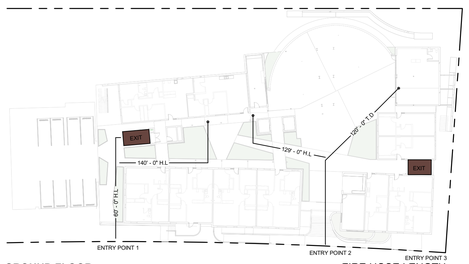
THIRD - FOURTH FLOOR

FIRE HOSE LENGTH
MAXIMUM FIRE HOSE LENGTH REQUIRED = 106'-0" < 150'-0"



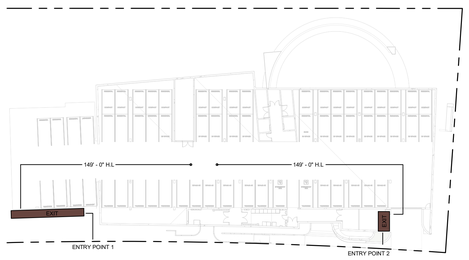
SECOND FLOOR

FIRE HOSE LENGTH
MAXIMUM FIRE HOSE LENGTH REQUIRED = 106'-0" < 150'-0"



GROUND FLOOR

FIRE HOSE LENGTH
MAXIMUM FIRE HOSE LENGTH REQUIRED = 149'-0" < 150'-0"

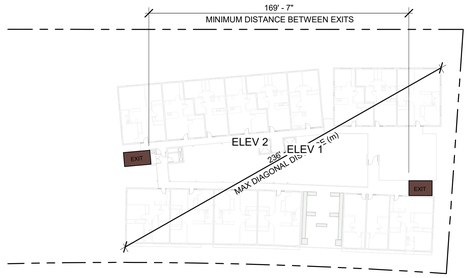


BASEMENT

FIRE HOSE LENGTH
MAXIMUM FIRE HOSE LENGTH REQUIRED = 149'-0" < 150'-0"

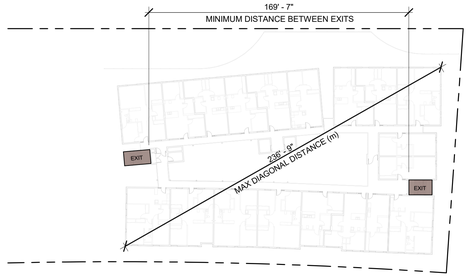
FIGURE 4 - DISTANCE BETWEEN EXITS

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 1007.1.1 / EXCEPTION 2, WHICH REQUIRE THE DISTANCE BETWEEN EXITS NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.



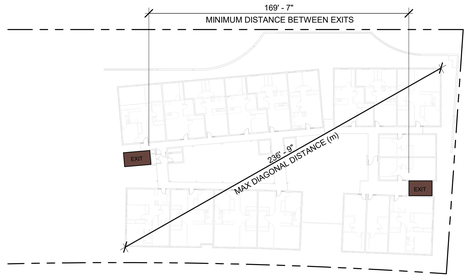
FIFTH FLOOR

DISTANCE BETWEEN EXITS
MINIMUM DISTANCE BETWEEN EXITS (d) = (m / 3) = 78' - 10"



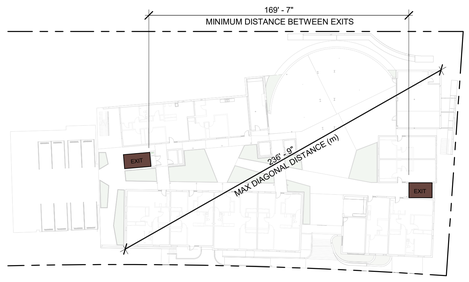
THIRD - FOURTH FLOOR

DISTANCE BETWEEN EXITS
MINIMUM DISTANCE BETWEEN EXITS (d) = (m / 3) = 78' - 10"



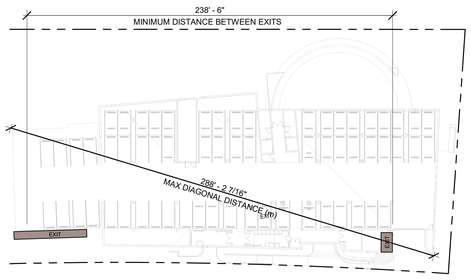
SECOND FLOOR

DISTANCE BETWEEN EXITS
MINIMUM DISTANCE BETWEEN EXITS (d) = (m / 3) = 78' - 10"



GROUND FLOOR

BUILDING CODE FLOOR AREA
TOTAL SQUARE FOOTAGE = 18,935 SF



BASEMENT

DISTANCE BETWEEN EXITS
MINIMUM DISTANCE BETWEEN EXITS (d) = (m / 3) = 79' - 6"

KEYNOTES

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Date	02/17/2026
Drawn by	Author
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G3.23

Scale 1" = 40'-0"

08/08/25

FIGURE 9 - ACCESSIBLE EGRESS

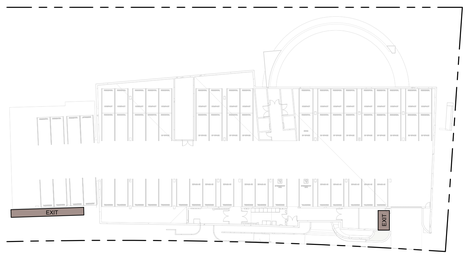
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 1009.2, WHICH REQUIRES THE PROJECT TO PROVIDE CONTINUITY OF ACCESSIBLE EGRESS ELEMENTS. SEE BELOW FOR CODE SECTION VERBIAGE AND WHICH ELEMENTS THE PROJECT IS PROVIDING:

FIFTH FLOOR ACCESSIBLE EGRESS ELEMENTS

THIRD - FOURTH FLOOR ACCESSIBLE EGRESS ELEMENTS

SECOND FLOOR ACCESSIBLE EGRESS ELEMENTS

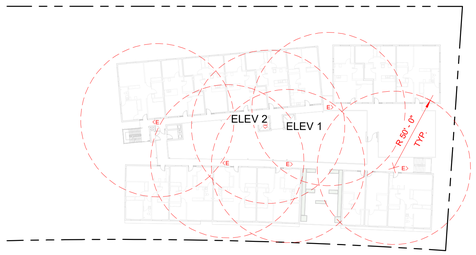
GROUND FLOOR ACCESSIBLE EGRESS ELEMENTS



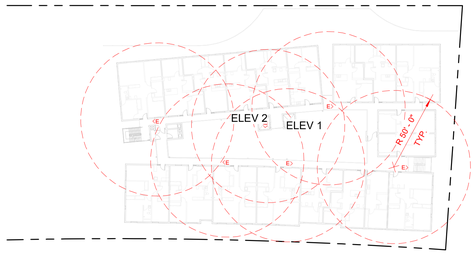
BASEMENT ACCESSIBLE EGRESS ELEMENTS

FIGURE 8 - EXIT SIGN LOCATIONS

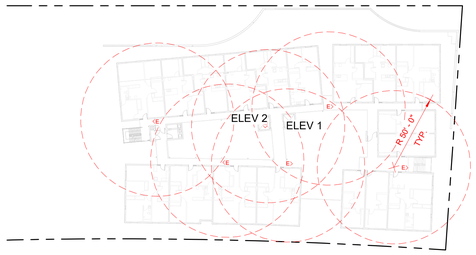
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 1013.1, WHICH REQUIRES THE PROJECT TO EXIT SIGNAGE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL, WITH A VISUAL DISTANCE < 100'-0".



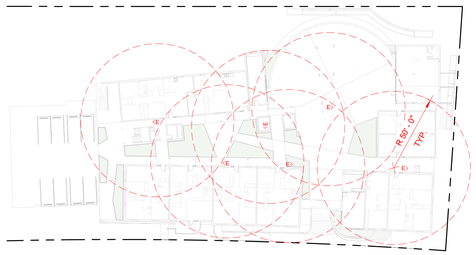
FIFTH FLOOR EXIT SIGNAGE DISTANCE
EXIT SIGN LOCATIONS (MAXIMUM DISTANCE = 100' - 0")



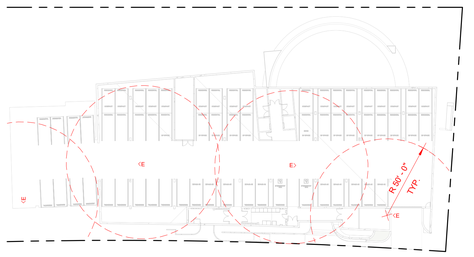
THIRD - FOURTH FLOOR EXIT SIGNAGE DISTANCE
EXIT SIGN LOCATIONS (MAXIMUM DISTANCE = 100' - 0")



SECOND FLOOR EXIT SIGNAGE DISTANCE
EXIT SIGN LOCATIONS (MAXIMUM DISTANCE = 100' - 0")



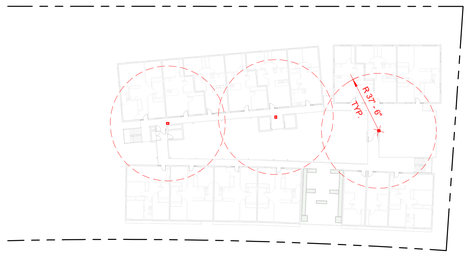
GROUND FLOOR EXIT SIGNAGE DISTANCE
EXIT SIGN LOCATIONS (MAXIMUM DISTANCE = 100' - 0")



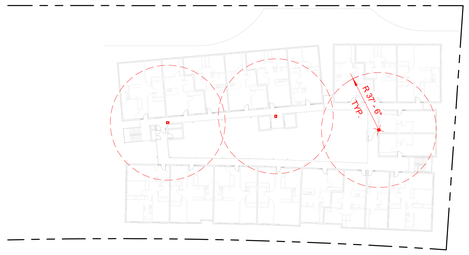
BASEMENT EXIT SIGNAGE DISTANCE
EXIT SIGN LOCATIONS (MAXIMUM DISTANCE = 100' - 0")

FIGURE 7 - FIRE EXTINGUISHERS

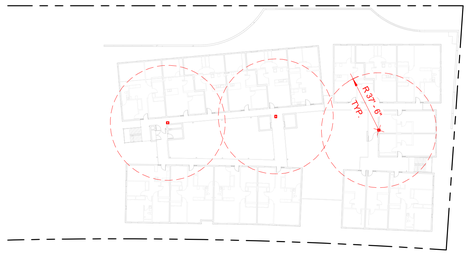
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CALIFORNIA FIRE CODE SECTION 906.3, WHICH REQUIRES TRAVEL DISTANCE TO EACH PORTABLE FIRE EXTINGUISHER NOT EXCEED 75'-0". LOCATIONS OF PORTABLE EXTINGHISERS ARE LOCATED IN RED, WITH 70' TRAVEL DISTANCE SHOWN COVERING ENTIRE EXIT ACCESS.



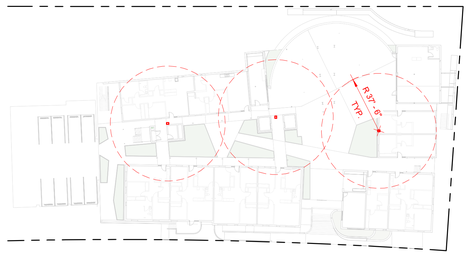
FIFTH FLOOR FIRE EXTINGUISHER DISTANCE
MAXIMUM DISTANCE BETWEEN EXTINGUISHERS = 75' - 0"



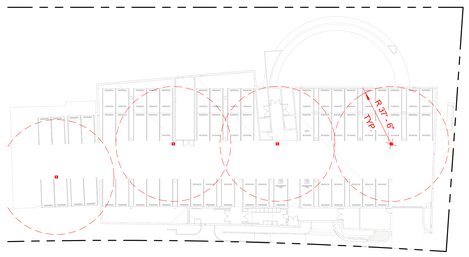
THIRD - FOURTH FLOOR FIRE EXTINGUISHER DISTANCE
MAXIMUM DISTANCE BETWEEN EXTINGUISHERS = 75' - 0"



SECOND FLOOR FIRE EXTINGUISHER DISTANCE
MAXIMUM DISTANCE BETWEEN EXTINGUISHERS = 75' - 0"



GROUND FLOOR FIRE EXTINGUISHER DISTANCE
MAXIMUM DISTANCE BETWEEN EXTINGUISHERS = 75' - 0"



BASEMENT FIRE EXTINGUISHER DISTANCE
MAXIMUM DISTANCE BETWEEN EXTINGUISHERS = 75' - 0"

FIGURE 10 - KEYNOTES

1. **INTERIOR EXIT STAIR #2**
   COMPLYING WITH SECTIONS 1009.3 AND 1023, AND CHAPTER 11A, SECTION 1123A, OR CHAPTER 11B, SECTIONS 11B-210 AND 11B-504, AS APPLICABLE. LOWEST LEVEL OF DISCHARGE AT 2ND FLOOR. SEE DIAGRAMS BELOW FOR MORE INFORMATION
2. **ACCESSIBLE ROUTE / EXIT ACCESS**
   EGRESS BALCONY COMPLYING WITH CHAPTER 11A, SECTIONS 1110A.1 AND 1120A, OR CHAPTER 11B, SECTIONS 11B-206 AND 11B-402, AS APPLICABLE. CONNECTED TO INTERIOR EXIT STAIR #2 AND #3

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - CODE ANALYSIS

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

G3.24

Scale 1" = 40'-0"

09/08/25

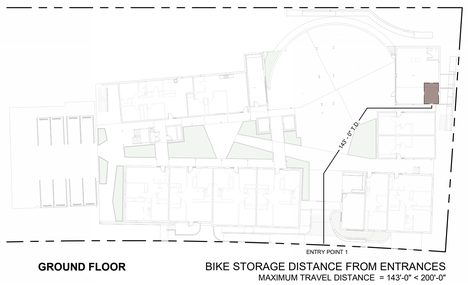
FIGURE 9 - SOLAR ZONE DIAGRAM

THE DIAGRAM BELOW IS INTENDED TO DEMONSTRATE COMPLIANCE WITH 2022 CCGBC SECTION 15.02.150, AND 2022 CCR TITLE 24 SECTION 110.10, WHICH REQUIRES 15% OF THE BUILDING ROOF AREA BE DESIGNATED A SOLAR ZONE. THIS AREA SHALL BE SOLAR READY, WITH DESIGN OF SAID SOLAR PANEL SYSTEM TO BE DESIGN-BUILD.

ROOF PLAN SOLAR ZONE DIAGRAM
TOTAL SQUARE FOOTAGE = 6,595 SF

FIGURE 10 - BICYCLE STORAGE LOCATION

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH LAMC 12.21 A16.E.2.IV.B.1, WHICH REQUIRES THE PROJECT TO PROVIDE BIKE STORAGE LOCATIONS LESS THAN 200' AWAY FROM PUBLIC ENTRY POINTS



GROUND FLOOR BIKE STORAGE DISTANCE FROM ENTRANCES
MAXIMUM TRAVEL DISTANCE = 143'-0" < 200'-0"

FIGURE 11 - CONSTRUCTION TYPE

THIS DIAGRAM IS PREPARED TO GRAPHICALLY ILLUSTRATE THE PROJECT'S CONSTRUCTION TYPES PER 2022 CBC CHAP. 6.

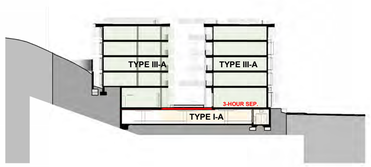
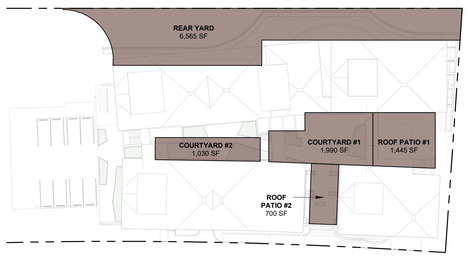


FIGURE 12 - OPEN SPACE DIAGRAM

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH OPEN SPACE REQUIREMENTS PER CCMC 12.400.065, SECTION G.3, WHICH REQUIRES 25 SF OF COMMON AND/OR PRIVATE OPEN SPACE PER UNIT WITH ONE OR MORE BEDROOMS. SEE BELOW FOR EXTERIOR SPACES SHADED IN ORANGE, ALL OPEN TO SKY.



ROOF PLAN OPEN SPACE DIAGRAM
TOTAL SQUARE FOOTAGE = 11,730 SF

FIGURE 8 - OCCUPANCY DIAGRAMS

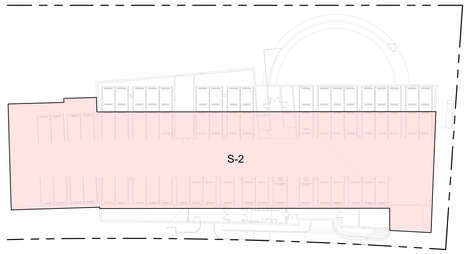
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO GRAPHICALLY ILLUSTRATE BUILDING OCCUPANCIES AND ADJANCIES. SEE G3.01 FOR A MORE DETAILED BREAKDOWN AND DEMONSTRATION OF COMPLIANCE WITH 2022 CBC CHAPTER 3,

FIFTH FLOOR OCCUPANCY DIAGRAM

THIRD - FOURTH FLOOR OCCUPANCY DIAGRAM

SECOND FLOOR OCCUPANCY DIAGRAM

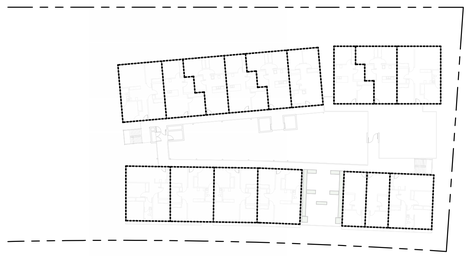
GROUND FLOOR OCCUPANCY DIAGRAM



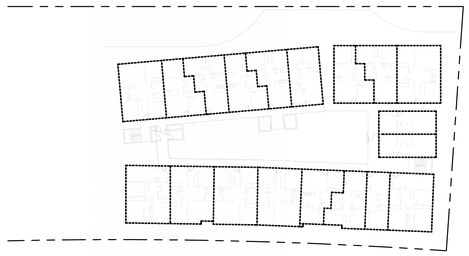
BASEMENT OCCUPANCY DIAGRAM

FIGURE 7 - STC WALL LOCATIONS

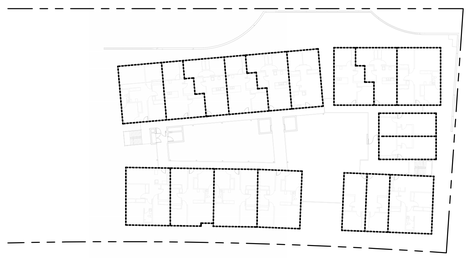
THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH CBC 2022 SECTION 1206 AND 1206.2, REQUIRING THE PROJECT TO PROVIDE STC 50 WALLS AT ALL SEPARATIONS BETWEEN DWELLING UNITS AND THE PUBLIC. REFER TO A5.21 FOR WALL TYPES.



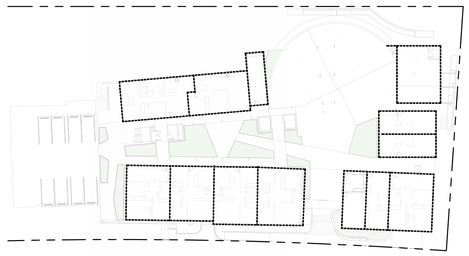
FIFTH FLOOR STC WALL LOCATIONS



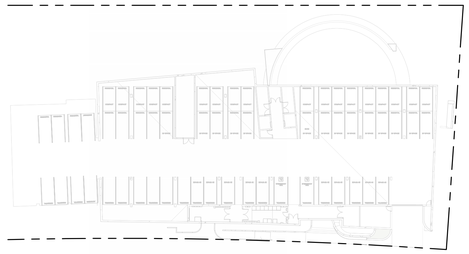
THIRD - FOURTH FLOOR STC WALL LOCATIONS



SECOND FLOOR STC WALL LOCATIONS



GROUND FLOOR STC WALL LOCATIONS



BASEMENT STC WALL LOCATIONS

FIGURE 10 - KEYNOTES

1. **INTERIOR EXIT STAIR #2**
   COMPLYING WITH SECTIONS 1009.3 AND 1023, AND CHAPTER 11A, SECTION 1123A, OR CHAPTER 11B, SECTIONS 11B-210 AND 11B-504, AS APPLICABLE. LOWEST LEVEL OF DISCHARGE AT 2ND FLOOR. SEE DIAGRAMS BELOW FOR MORE INFORMATION
2. **ACCESSIBLE ROUTE / EXIT ACCESS**
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G3.25

Scale 1" = 40'-0"

09/08/25

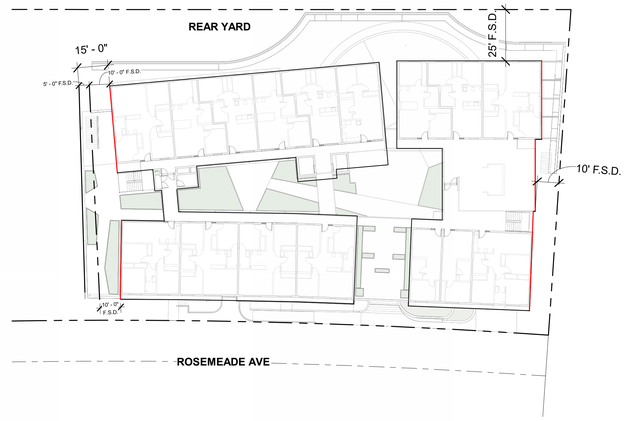
[No Slope]

2B ELEVATION - SOUTH

1/16" = 1'-0"

2A ELEVATION - NORTH

1/16" = 1'-0"



ROOF PLAN

FRONTAGE INCREASE DIAGRAM

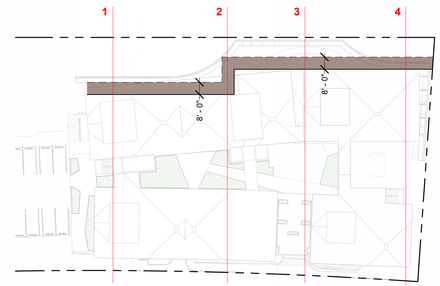
TOTAL BUILDING PERIMETER (P) = 589 SF
TOTAL FRONTAGE PERIMETER (F) = 411 LF

1 FIRE SEPARATION - PLAN

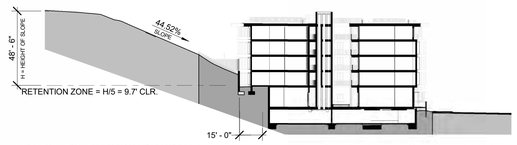
1" = 30'-0"

FIGURE 13 - HILLSIDE RETENTION ZONE ANALYSIS

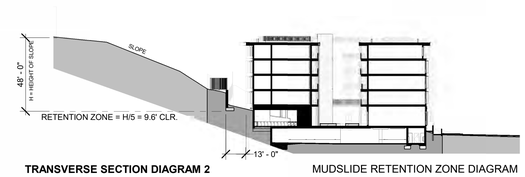
THE DIAGRAM BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2025 CBC APPENDIX J, DIAGRAM J108.1, WHICH REQUIRES CUT AND FILL SLOPES TO BE SETBACK FROM THE BUILDING FOR PURPOSES OF MUDSLIDE RETENTION



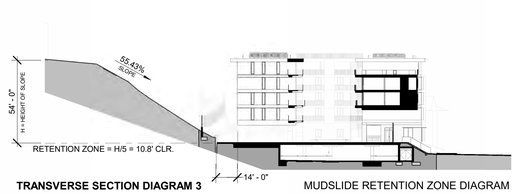
ROOF PLAN MUDSLIDE RETENTION ZONE DIAGRAM



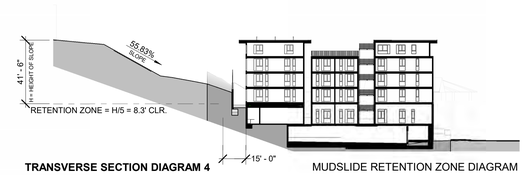
TRANSVERSE SECTION DIAGRAM 1 MUDSLIDE RETENTION ZONE DIAGRAM



TRANSVERSE SECTION DIAGRAM 2 MUDSLIDE RETENTION ZONE DIAGRAM



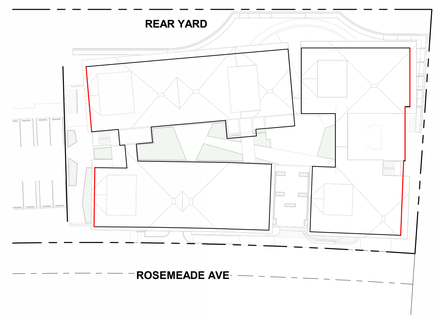
TRANSVERSE SECTION DIAGRAM 3 MUDSLIDE RETENTION ZONE DIAGRAM



TRANSVERSE SECTION DIAGRAM 4 MUDSLIDE RETENTION ZONE DIAGRAM

FIGURE 12 - FRONTAGE INCREASE ANALYSIS

THE DIAGRAM BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH 2022 CBC SECTION 506.3, ALLOWING AN INCREASE IN BUILDING AREA DUE TO LARGE FRONTAGE BEING PROVIDED ALONG SEPULVEDA BOULEVARD. REFER TO BB-G3.01 FOR AREA CALCULATIONS. ALSO SEE KEYNOTES FOR FIGURE 12.



ROOF PLAN

FRONTAGE INCREASE DIAGRAM
TOTAL BUILDING PERIMETER (P) = 589 SF
TOTAL FRONTAGE PERIMETER (F) = 411 LF

FRONTAGE INCREASE / ALLOWABLE AREA CALCULATION

Calculated allowable area per equation 5.3 (Section 506.2.4)
Aa = [24,000 + (24,000 x .50)]
Aa = 36,000 SF (Type III-A / R-2 Occupancy)

Aa = [85,500 + (85,500 x .50)]
Aa = 128,250 SF (Type III-A / B Occupancy)

Aa = [117,000 + (117,000 x .50)]
Aa = 175,500 SF (Type III-A / S-2 Occupancy)

Calculated width of Public Way (Section 506.3.2)
W = 76' - 0"
W = 76.00 ft

Calculated Percentage of Building Perimeter (Section 506.3.3)
= [411.00/589.00]
= 0.697 (OR 70%)

Calculated Amount of Increase (Section 506.3.3)
= 0.50 (50 to 75 percentage / greater than 30'-0" width)

506.3 Frontage increase
Every building shall adjoin or have access to a public way to receive an area factor increase based on frontage. Area factor increase shall be determined in accordance with Sections 506.3.1 through 506.3.3.

506.3.1 Minimum percentage of perimeter
To qualify for an area factor increase based on frontage, a building shall have not less than 25 percent of its perimeter on a public way or open space. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane.

506.3.2 Minimum frontage distance
To qualify for an area factor increase based on frontage, the public way or open space adjacent to the building perimeter shall have a minimum distance (W) of 20 feet (6096 mm) measured at right angles from the building face to any of the following:
1. The closest interior lot line.
2. The entire width of a street, alley or public way.
3. The exterior face of an adjacent building on the same property.

The frontage increase shall be based on the smallest public way or open space that is 20 feet (6096 mm) or greater, and the percentage of building perimeter having a minimum 20 feet (6096 mm) public way or open space.

506.3.3 Amount of increase
The area factor increase based on frontage shall be determined in accordance with Table 506.3.3.

PERCENTAGE OF BUILDING PERIMETER	OPEN SPACE (feet)			
	0 to less than 20	20 to less than 25	25 to less than 30	30 or greater
0 to less than 25	0	0	0	0
25 to less than 50	0	0.17	0.21	0.25
50 to less than 75	0	0.33	0.42	0.50
75 to 100	0	0.50	0.63	0.75

EQUATION 5.3 Aa = [At + (NS x If)]
Aa = Allowable area (square feet).
At = Tabular allowable area factor (NS, S13R or SM value, as applicable) in accordance with Table 506.2.
NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building
If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

EQUATION 5.4 W = (L1 x W1 + L2 x W2 + L3 x W3...) / F
W = (Width: weighted average) = Calculated width of public way or open space (feet).
Ln = Length of a portion of the exterior perimeter wall.
Wn = Width (≥ 20 feet) of a public way or open space associated with that portion of the exterior perimeter wall.
F = Building perimeter that fronts on a public way or open space having a width of 20 feet (6096 mm) or more.

EQUATION 5.5 If = [F/P - 0.25]W/30
If = Area factor increase due to frontage.
F = Building perimeter that fronts on a public way or open space having minimum distance of 20 feet (6096 mm).
P = Perimeter of entire building (feet).
W = Width of public way or open space (feet) in accordance with Section 506.3.2.

FRONTAGE INCREASE / ALLOWABLE AREA CALCULATION
Calculated allowable area per equation 5.3 (Section 506.2.4)
Aa = [24,000 + (24,000 x .25)]
Aa = 30,000 SF (Type III-A / R-2 Occupancy)

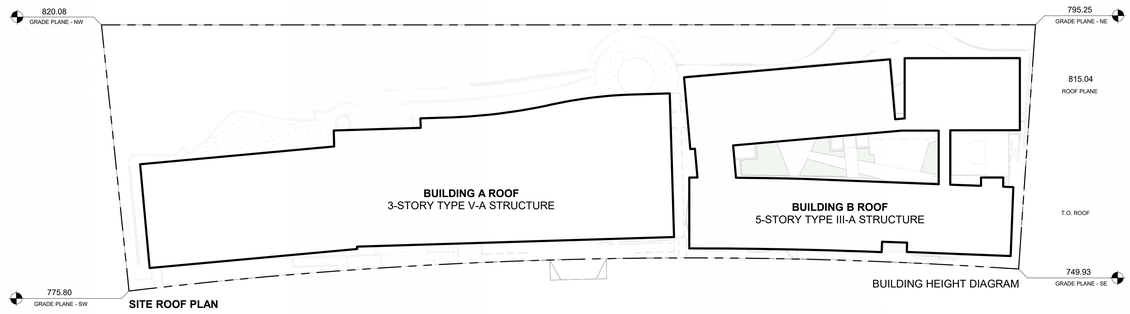
Calculated width of Public Way (Section 506.3.2)
W = 76' - 0"
W = 76.00 ft

Calculated Percentage of Building Perimeter (Section 506.3.3)
= [209.00/589.00]
= 0.354 (OR 35%)

Calculated Amount of Increase (Section 506.3.3)
= 0.25 (25 to 50 percentage / greater than 30' width)

FIGURE 14 - BUILDING HEIGHT ANALYSIS

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH PASADENA CITY'S ZONING HEIGHT REQUIREMENTS. SEE VALUES ON TITLEBLOCK FOR CALCUALTED BUILDING HEIGHTS BASED OF VALUES PRESENTED BELOW



SITE ROOF PLAN BUILDING HEIGHT DIAGRAM

HEIGHT CALCULATIONS (FIGURE 14):

GRADE PLANE DETERMINATION:
A. GRADE AT NE CORNER OF LOT = 795.25'
B. GRADE AT SE CORNER OF LOT = 749.93'
C. GRADE AT SW CORNER OF LOT = 775.08'
D. GRADE AT NW CORNER OF LOT = 820.08'
GRADE PLANE (A+B+C+D) / 4 = 785.09'

CALCULATED HEIGHT / ELEVATION VALUES
HEIGHT AT PARAPET = 815.96'
HEIGHT AT ROOF PLANE = 815.04'
NEAREST ADJACENT EXISTING GRADE = 749.93'

CALCULATED BUILDING HEIGHT (BUILDING CODE)
= HEIGHT AT ROOF PLANE - GRADE PLANE
= 815.04 - 785.09' = 29.96'

CALCULATED BUILDING HEIGHT (ZONING CODE)
= HEIGHT AT PARAPET - LOWEST ADJ. GRADE
= 815.96' - 749.93' = 66.03' / 60' - 1"

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DRAWING TITLE:
BUILDING B - CODE ANALYSIS

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

G3.26

Scale As indicated

09/08/25

NOTE:
EMBLEM MUST BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE. (CENTER AT ENTRANCE TO STALL RECOMMENDED)

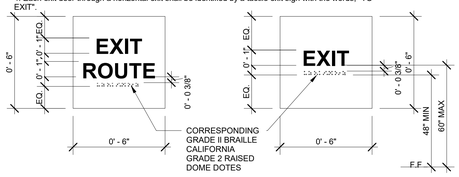
WHITE SYMBOL OF ACCESSIBILITY TO BE 36" HIGH x 36" WIDE ON A BLUE BACKGROUND (CBC 11B-703.7.2.1)

20 INTERNATIONAL ACCESSIBILTY DETAIL
1" = 1'-0"

1. CHARACTER SHALL HAVE A WIDTH - TO - HEIGHT RATIO BETWEEN 3:5 AND 1:1
2. CHARACTERS SHALL HAVE A STROKE - WIDTH - TO - HEIGHT RATIO BETWEEN 1:5 TO .1:10.
3. CHARACTERS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE READ.
4. CHARACTERS AND BACKGROUD SHALL BE EGGSHEEL, MATTE, OR OTHER NON-GLARE FINISH.
5. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT ON DARK OR DARK ON LIGHT.

19 ADA DIRECTIONAL SIGNAGE - ELEV.
1 1/2" = 1'-0"

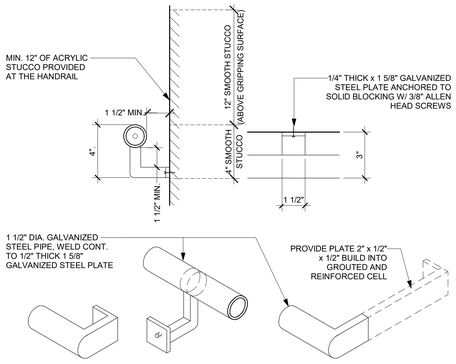
NOTES:
Tactile exit signs shall be required at the following locations:
1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT."
2. Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or an exit passageway shall be identified by a tactile exit sign with the words, "EXIT ROUTE."
3. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE."
4. Each exit door through a horizontal exit shall be identified by a tactile exit sign with the words, "TO EXIT."



CHARACTERS ARE RAISED 1/32"

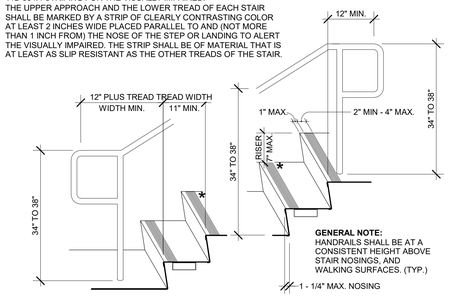
COMPLY WITH CBC SECTION 11B-216.4, 11B- 703.1, 11B-703.2, 11B-703.3 AND 11B-703.5 REQUIREMENTS.

18 TACTILE EXITSIGNAGE - ELEVATION
3" = 1'-0"



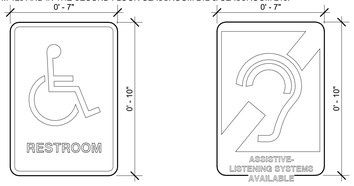
17 HANDRAIL - TYPICAL AXON DETAIL
3" = 1'-0"

NOTE:
EXTERIOR STAIRS: ALL TREADS ARE TO HAVE WARNING STRIPS PER CBC 11B-504.4 STRIPING FOR THE VISUALLY IMPAIRED.
THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE PLACED PARALLEL TO AND (NOT MORE THAN 1 INCH FROM) THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

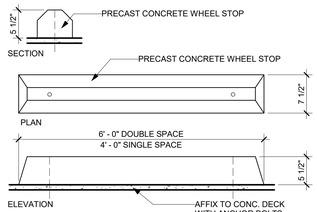


16 EXTERIOR STAIR - TYP. AXON DETAIL
3" = 1'-0"

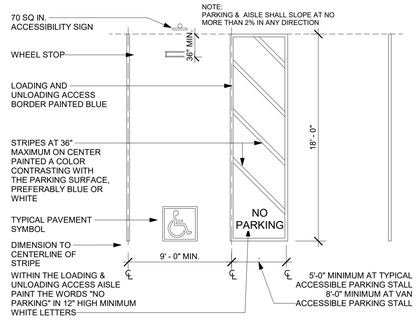
NOTE:
A SIGN SHALL BE POSTED IN A PROMINENT PLACE INDICATING THE AVAILABILITY OF ASSISTIVE LISTENING DEVICES. THE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS AND WORDING THAT STATES "ASSISTIVE-LISTENING SYSTEM AVAILABLE."
THE MINIMUM NUMBER OF RECEIVERS TO BE PROVIDED SHALL BE EQUAL TO 4% OF THE TOTAL NUMBER OF SEATS, BUT IN NO CASE LESS THAN 2.
TYPES OF ASSISTIVE-LISTENING SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO, AUDIO-INDUCTION LOOPS, RADIO FREQUENCY SYSTEMS (AM OR FM) AND INFRARED TRANSMISSIONS.
IF PORTABLE ASSISTIVE-LISTENING DEVICES ARE USED FOR THE CONFERENCE OR MEETING ROOMS, THE SYSTEM MAY SERVE MORE THAN ONE ROOM. A SIGN SHALL BE PROVIDED PROVIDING INFORMATION IN WHICH ROOM THE PORTABLE DEVICES CAN BE ACCESSED. LISTENING DEVICES WILL BE MADE AVAILABLE IN THE BOX OFFICE.
THE SIGNS WILL BE LOCATED ON THE FIRST FLOOR IN LIGHT LOCK ROOM 107 & LIGHT LOCK ROOM 120 AND IN THE SECOND FLOOR CLASSROOM 212 & CLASSROOM 213.



15 ACCESSIBLITY SIGNAGE - ELEVATION
3" = 1'-0"

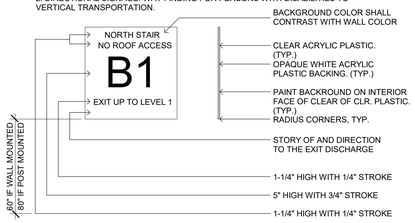


14 CONCRETE WHEEL CURB
1" = 1'-0"

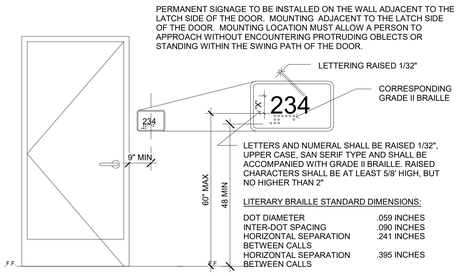


13 ACCESSIBLE PARKING STALL
3/16" = 1'-0"

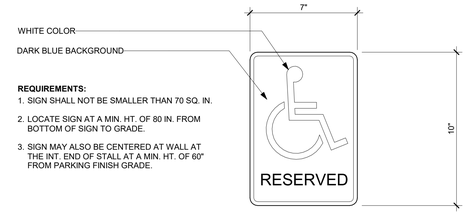
NOTE:
1. ATTACH SIGNS USING (4) COUNTERSUNK (4) AND ADHESIVE. SIGN SHALL BE MTD. 60" ABOVE F.F.L IF WALL MOUNTED, 80" ABOVE F.F.L IF POST MOUNTED.
2. DIRECTIONAL SIGNAGE. WAY FINDING FOR PERSONS WITH DISABILITIES TO VERTICAL TRANSPORTATION.



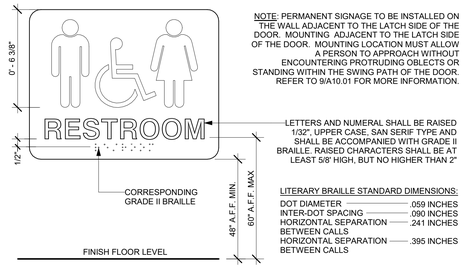
12 STAIRWAY SIGNAGE
1 1/2" = 1'-0"



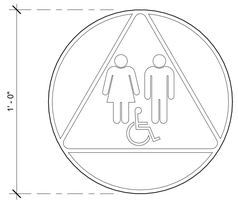
11 SINAGE FOR PERMANENT SPACES
1 1/2" = 1'-0"



10 ADA ACCESSIBLE SIGN AT STALL
3" = 1'-0"



9 ADA TOILET WALL SIGNAGE (UNISEX)
3" = 1'-0"

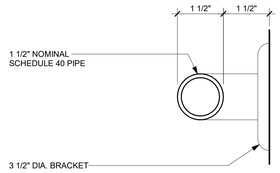


GENERAL NOTES:
1. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER, WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER. THE VERTICES OF THE TRIANGLE SHALL BE LOCATED ½ INCH (6.4 MM) MAXIMUM FROM THE EDGE OF THE CIRCLE. (11B-703.7.2.6.3)
2. CENTER SIGNS ON THE DOOR @ 58"-60" A.F.F.
3. SIGNS SHALL BE DISTINCTLY DIFFERENT.
4. GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY FACILITIES DOORS SHALL BE CENTERED ON THE DOOR THEIR COLOR CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. (11B-703.7.2.6.3)

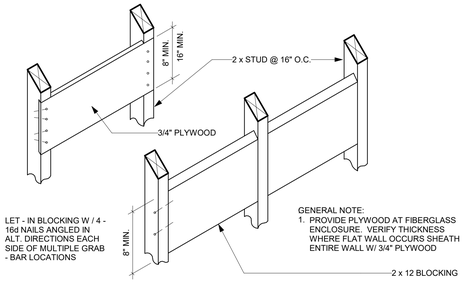
8 ADA TOILET SIGN (UNISEX)
3" = 1'-0"

REQUIREMENTS:
1. SIGN SHALL BE PAINTED ON THE GROUND WITHIN LOADING OR UNLOADING AISLES.
2. SIGN SHALL BE PAINTED IN WHITE LETTERS NOT LESS THAN 12" HIGH.
3. SIGN SHALL BE LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.

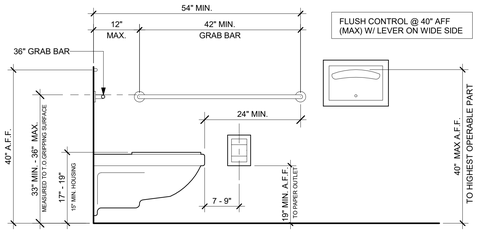
7 NO PARKING SIGN
1 1/2" = 1'-0"



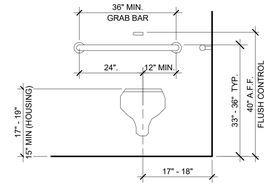
6 GRAB BAR DETAIL - TYP SECTION
6" = 1'-0"



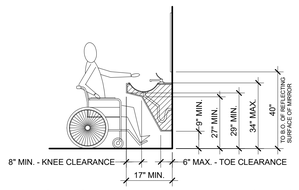
5 GRAB BAR REINFORCING - AXON DET.
1 1/2" = 1'-0"



4 TOILET & ACCESSORIES - SIDE ELEV.
3/4" = 1'-0"



3 TOILET & ACCESSORIES - FRONT ELEV.
3/4" = 1'-0"



GENERAL NOTE:

*DIMENSIONS VARY ACCORDING TO FIGURE 11B-604.8.1.4 AND FIGURE 11B-306.3 FOR ELEMENTARY AND KINDERGARTEN USES.

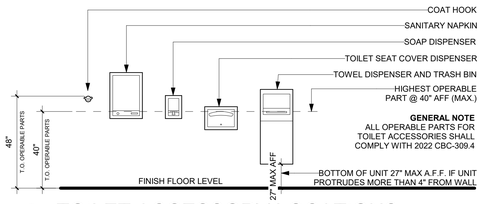
**REQUIRED CLEAR DIMENSION FOR ACCESSIBLE SINKS.

PLUMBING LINE NOTE:
ALL HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED (IN UNITS) OR OTHERWISE COVERED (IN COMMUNITY BATHROOM). THERE SHALL BE NO SHARP OR ABRASIVE OBJECTS OR SURFACES UNDER LAVATORIES.

OPERATIONS AND CONTROLS NOTE:
FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 LBF. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.

2 KNEE SPACE CLEARANCE
3/8" = 1'-0"

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



GENERAL NOTE
ALL OPERABLE PARTS FOR TOILET ACCESSORIES SHALL COMPLY WITH 2022 CBC-309.4

1 TOILET ACCESSORY LOCATIONS
3/8" = 1'-0"

KEYNOTES

FSY ARCHITECTS
2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

1 Revision 1 mm/dd/yyyy

DRAWING TITLE:
SITE AND ACCESSIBILITY DETAILS

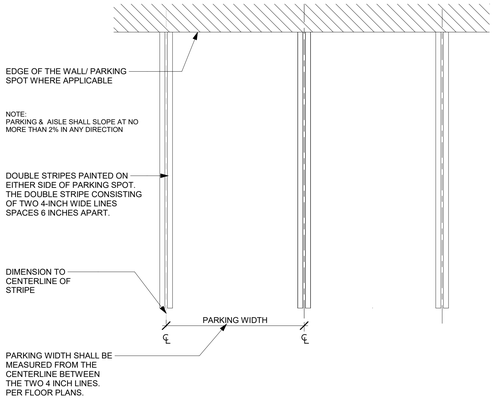
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	SD, TD, AZ
Checked by	SD

G4.50

Scale As indicated

01/24/25

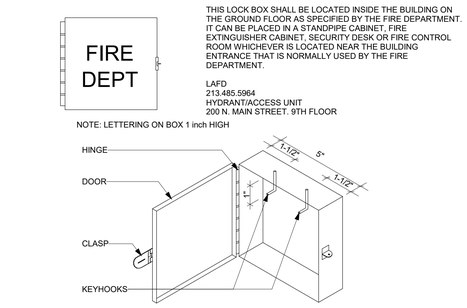


6 TYPICAL PARKING STALL

1/4" = 1'-0"

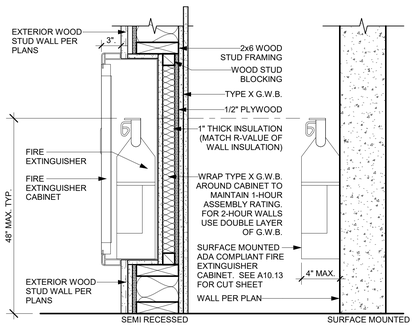
5 STENCILING LOGO DETAIL

1 1/2" = 1'-0"



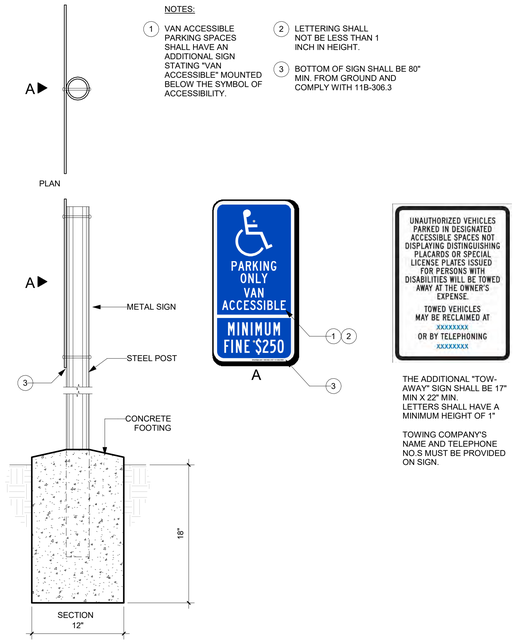
4 FIRELOCK BOX DETAIL

3" = 1'-0"



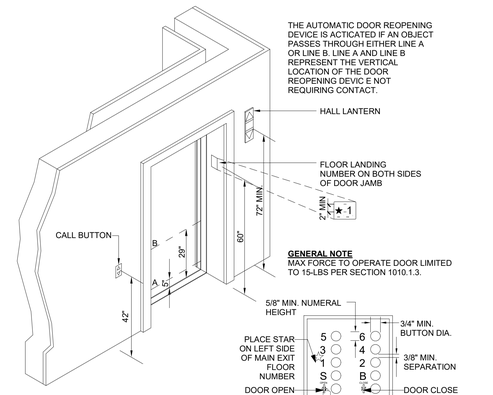
3 FIRE EXTINGUISHER

1 1/2" = 1'-0"



2 SIGN POST AT PARKING STALL

1 1/2" = 1'-0"



1 ACCESSIBLE ELVATOR DETAIL

3/8" = 1'-0"

KEYNOTES

1. ALL ALARMS, EXIT SIGNS, AND SIGNAGE SHALL COMPLY WITH PROTRUDING OBJECTS SECTION 11B-307.2. VERIFICATION OF COMPLIANCE SHALL BE COMPLETED DURING SUBMITTAL REVIEW PROCESS

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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

1 Revision 1 mm/dd/yyyy

DRAWING TITLE:
SITE AND ACCESSIBILITY DETAILS

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	SD, TD, AZ
Checked by	SD

G4.51

Scale As indicated

01/24/25

Shelf #	Type	Shelf Sizes (inches)				Accessible? (Y or N)	Description/Notes	Surface Area (Square Inches)		
		Width	Depth	Diameter (for Lazy Susan)	Full Circumference (Calculated)			Total Provided (Calculated)	Accessible (Calculated)	Inaccessible (Calculated)
1	Tall Drawer	9.5	22		-	Y		209.00	209.00	-
2	Other Shelves				-		EXCLUDED	-	-	-
3	Pull-out Shelf	9.5	22		-	Y		209.00	209.00	-
4	Fixed Shelf				-		EXCLUDED	-	-	-
5	Tall Drawer	29	22		-	Y		638.00	638.00	-
6	Tall Drawer	29	22		-	Y		638.00	638.00	-
7	Tall Drawer	9.5	22		-	Y		209.00	209.00	-
8	Pull-out Shelf	9.5	22		-	Y		209.00	209.00	-
9	Other Shelves				-		EXCLUDED	-	-	-
10	Fixed Shelf	36.5	14		-	N		511.00	-	511.00
11	Fixed Shelf	28.5	14		-	N		399.00	-	399.00
12	Fixed Shelf	28.5	14		-	N		399.00	-	399.00
13	Fixed Shelf	9.5	14		-	N		133.00	-	133.00
14	Fixed Shelf	33.5	14		-	N		469.00	-	469.00
15	Other Shelves	38.5	28.5		-	N	PANTRY	1,097.25	-	1,097.25
16	Other Shelves	38.5	28.5		-	Y	PANTRY	1,097.25	1,097.25	-
17	Other Shelves	38.5	28.5		-	Y	PANTRY	1,097.25	1,097.25	-
18	Other Shelves	38.5	28.5		-	Y	PANTRY	1,097.25	1,097.25	-
19	Other Shelves	38.5	28.5		-	Y	PANTRY	1,097.25	1,097.25	-

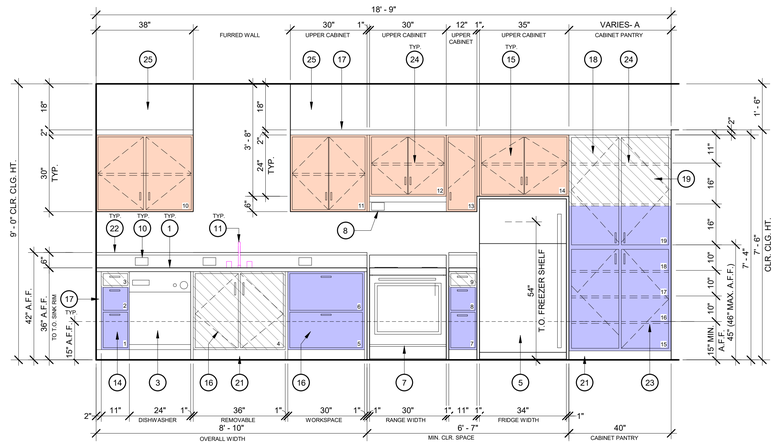
Kitchen Storage Compliance Calculations for ADA/HUD Deeming Notice and/or CBC Application

LAHD AcHP Development Name: 600 N ROSEMEAD APARTMENTS
NAC Team: 0
Unit Number: KITCHEN TYPE B
Date: 1/0/1900

Storage Types Included in Shelf Space Calculation	Where & How to Measure	Sub-Totals Calculated from Separate Worksheets — Surface Area (Square Inches): Total Provided (Calculated)	Accessible	Inaccessible
Fixed Shelf	For fixed height shelves that have at least 9.5" of clear vertical height, measure the width at the leading edge, between vertical dividers, behind any doors and frames. Measure depth from the leading edge of the shelf to the back of the shelf. Measure height to the top front edge of the shelf. Fixed height shelves that have less than 9.5" of clear vertical height should not be included as accessible shelves but should be included in the calculation for the total amount of shelf space provided.	1,911.00	-	1,911.00
Adjustable Shelf	Include the surface area of adjustable height shelves in the calculation of the total amount of shelf space provided. Note whether or not accessibility could or could not be provided (shelf space within reach range) with the shelves provided and with existing shelf support holes within the cabinets. Only count accessible shelves as those that would have at least 9.5" of vertical clear height above them and that could be provided within reach. For pantries and wall-mounted shelving, count inaccessible adjustable shelves as the ones that would fit above the highest accessible shelf while providing at least 9.5" of clear height. For example, if the highest support holes in an adjustable shelf pantry are provided for 1" thick shelves at 75" AFF, and the highest accessible adjustable shelf will be placed at 48" AFF, then two inaccessible adjustable shelves would be counted above the accessible shelf. (That calculation would show that 48"+9.5"+1" puts the top of the first at 58.5" AFF and 58.5"+9.5"+1" puts the second at 69" AFF. Since the highest support hole is at 75" AFF, there would not be room to add another adjustable shelf with 9.5" of vertical clearance above the 69" high shelf.)	-	-	-
Pull-out Shelf	For pull-out shelves in base cabinets that have at least 8" of clear vertical height, measure the full width and depth of the fixed shelf. Pull handles must be within reach.	418.00	418.00	-
Tall Drawer	Tall drawers may be considered as equivalent to shelves and counted as shelf space if they have at least 8" of clear depth, measured vertically. **Shallow drawers less than 8" tall (measured vertically) are surveyed as "other shelves" in projects with a permit submittal date before 08/01/2023. After that date, some shallow drawers (usually around 4"-6" deep) are encouraged, so they will not be counted in the shelving analysis at all.** Determine the surface area of the usable portion of the bottom of the drawer (inside edge to inside edge). The drawer hardware/pull handle height will determine if the drawer is within reach range.	1,694.00	1,694.00	-
Lazy Susan	Lazy Susans are large diameter and most likely adjacent to an otherwise out-of-reach corner. Linear shelf credit can be given for 1/2 of the total Lazy Susan circumference if the diameter is at least 20". Surface areas are calculated at 3.1416 x r^2.	-	-	-
Other Shelves	**NAC Teams - survey shallow drawers less than 8" of clear height (measured vertically) as "Other Shelves" in projects with a permit submittal date before 08/01/2023.** Include the inside clear height of the drawer under "Other Shelves".	5,486.25	4,389.00	1,097.25
		9,509.25	6,501.00	3,008.25
			68.37%	Accessible
			Compliant	

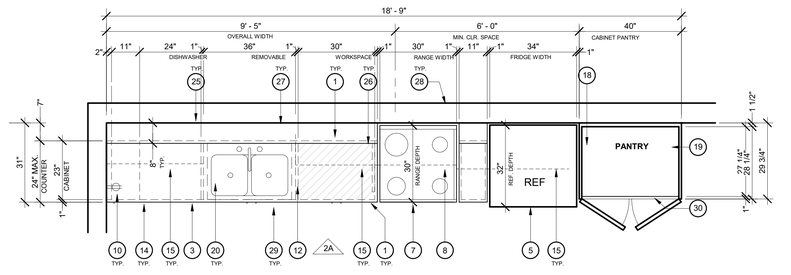
Storage Types Excluded from Shelf Space Calculations

Removable base cabinets in knee/toe clearance below sinks and required work surfaces, unless they are designed for continued use after removal and can be accommodated elsewhere in the kitchen area.
Shelves above 80" AFF (only include shelves 80" and below), including cabinets above standard height refrigerators
Shallow drawers less than 8" of clear height, measured vertically, will be excluded from total calculation in projects with a project submittal date after 08/01/2023
Refrigerator and freezer shelves and drawers
Counter surfaces
Shelves in out-of-reach corners that are not usable or cannot be accessed by any user
Shelf cubby holes like those around vent pipes
Breadboards
Pull-down shelves from upper/wall cabinets
Narrow, vertically-divided shelves
Spice racks



2A KITCHEN TYPE B - ELEVATION

1/2" = 1'-0"



2 KITCHEN TYPE B - PLAN

1/2" = 1'-0"

KEYNOTES

1. SOLID SURFACE COUNTERTOP W/ 8" SPLASH. GENERAL CONTRACTOR SHALL CUT ROUGH OPENINGS IN SPLASH FOR WALL CONTROLS AND OUTLETS
2. 24" WIDE ENERGY STAR ADA COMPLIANT FRONT LOAD DISHWASHER. (SEE H-G1.61).
3. 24" WIDE ENERGY STAR NON-ACCESSIBLE FRONT LOAD DISHWASHER. SEE H-G1.61 FOR MORE INFORMATION.
4. TOP FREEZER ENERGY STAR ADA COMPLIANT REFRIGERATOR (14.6 CU. FT.). 50% OF FREEZER STORAGE BELOW 54" A.F.F. MIN. CONTROLS SHALL COMPLY WITH 11B-804.6.2 / 11B-309. (SEE H-G1.61).
5. TOP FREEZER NON-ACCESSIBLE ENERGY STAR REFRIGERATOR (14.6 CU. FT.). SEE H-G1.61.
6. ELECTRIC COOKING RANGE / OVEN. CONTROLS AT FRONT OF APPLIANCE FOR ADA UNITS / COMMON SPACES / UNIVERSAL DESIGN UNITS. (SEE H-G1.61).
7. NON-ACCESSIBLE ELECTRIC COOKING RANGE (SEE H-G1.61).
8. 30" WIDE ENERGY STAR COMPLIANT RANGEHOOD W/ NON-ACCESSIBLE 2 WAY EXHAUST FAN SWITCH: AIR KING ESZ306ADA OR APPROVED EQUAL (SEE H-G1.61).
9. 30" WIDE ENERGY STAR COMPLIANT RANGEHOOD W/ ACCESSIBLE 2 WAY EXHAUST FAN SWITCH AT 34" A.F.F. AIR KING ESZ306ADA OR APPROVED EQUAL (SEE H-G1.61).
10. ELECTRICAL OUTLET (T.O. OUTLET MAX. 42" A.F.F., TYP FOR ALL KITCHENS. LOCATIONS NEAR CORNERS SHALL BE 36" MAX. FROM WALL PER FAIR HOUSING ACT)
11. 30" DOUBLE KITCHEN SINK W/ GARBAGE DISPOSAL. PROVIDE OFFSET REAR PLUMBING, INSULATED DRAIN & HOT WATER PIPE. PROVIDE 6-1/2" MAX SINK DEPTH.
12. 30" DOUBLE KITCHEN SINK W/ GARBAGE DISPOSAL. PROVIDE CENTERED PLUMBING, INSULATED DRAIN & HOT WATER PIPE. PROVIDE 6-1/2" MAX SINK DEPTH.
13. 30" MIN. WORK COUNTER WITH 30" REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW WITH KNEE AND TOE CLEARANCE PROVIDED.
14. COMPOSITE WOOD BASE CABINETS W/ HIGH PRESSURE LAMINATE FINISH. DRAWERS & SHELVING AS SHOWN. PULLS SHALL BE INSTALLED MIN. 15" A.F.F. SEE 1B/H-A5.41
15. COMPOSITE WOOD UPPER CABINETS W/ HIGH PRESSURE LAMINATE FINISH. PROVIDE 1 REMOVABLE SHELVES PER CABINET EQUALLY SPACED. SEE 3A/H-A5.41.
16. REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW WITH KNEE AND TOE CLR PROVIDED. FOR WATER PIPE (SEE 2/GA.50). VANITY TO BE CONFIGURED SUCH THAT WHEN BASE CABINTRY IS REMOVED. THERE SHALL ONLY BE A CORBEL TYPE SUPPORT ON EITHER SIDE. SEE 1A/H-A5.41.
17. CABINET FILLER PIECE W/ HIGH PRESSURE LAMINATE FINISH (MATCH CABINET FINISH)
18. COMPOSITE WOOD PANTRY CABINET W/ HIGH PRESSURE LAMINATE FINISH. SEE ENLARGED UNIT PLANS FOR LOCATION (B-A3.01 & B-A3.02).
19. EXPOSED CABINETRY SIDES TO RECIEVE HIGH PRESSURE LAMINATE FINISH MATCHING ADJACENT CABINETS
20. CORBEL SUPPORT FOR SINK / COUNTERTOP
21. 4" TOE SPACE VINYL BASE (TYP.)
22. FLOATING WOOD SHELF (SEE 2/H-A5.41)
23. FIXED MDF SHELVING (SEE 5/H-A5.41)
24. REMOVABLE / ADJUSTABLE MDF SHELVING (NOT COUNTED AS FIXED STORAGE)
25. GYPSUM WALL BOARD. PROVIDE GREEN GUARD (OR APPROVED EQUAL) MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL WET LOCATIONS
26. BACKSPLASH BELOW (SEE ELEVATIONS)
27. FURRED WALL W/ PLUMBING RISER (SEE 15/H-A5.21)
28. WALLS ARE SHOWN FOR REFERENCE ONLY. REFER TO OVERALL FLOOR PLANS FOR WALL TYPES
29. CABINET PULLS TO EXTEND BEYOND COUNTERTOP. GENERAL CONTRACTOR TO COORDINATE 24" MAX DEPTH FROM EDGE OF PULLS.
30. SEE FLOOR PLANS H-A2.02 THROUGH H-A2.07, FOR PANTRY TYPE IN EACH UNIT.
31. SOLID SURFACE PENINSULA COUNTERTOP (4'X9' TYP.)

LEGEND

- ✳ SPRINKLER HEAD ABOVE @ CEILING. (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO BIDDING. GC TO COORDINATE W/ ALL TRADES)
- EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- (SD) SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- PLUMBING RISER (SEE PLUMBING DRAWINGS)

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The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - MOBILITY KITCHEN CALCULATION

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

G6.01

Scale: As indicated

10/22/25

Shelf #	Type	Shelf Sizes (inches)				Accessible? (Y or N)	Description/Notes	Surface Area (Square Inches)		
		Width	Depth	Diameter (for Lazy Susan)	Full Circumference (Calculated)			Total Provided (Calculated)	Accessible (Calculated)	Inaccessible (Calculated)
1	Tall Drawer				-	Y	EXCLUDED	-	-	-
2	Tall Drawer				-	Y	EXCLUDED	-	-	-
3	Fixed Shelf	11	10		-	N		110.00	-	110.00
4	Fixed Shelf	34.5	10		-	N		345.00	-	345.00
5	Fixed Shelf	27.5	10		-	N		275.00	-	275.00
6	Fixed Shelf	22.5	22		-	N	PANTRY	495.00	-	495.00
7	Other Shelves	22.5	22		-	Y	PANTRY	495.00	495.00	-
8	Other Shelves	22.5	22		-	Y	PANTRY	495.00	495.00	-
9	Other Shelves	22.5	22		-	Y	PANTRY	495.00	495.00	-
10	Other Shelves	22.5	22		-	N	PANTRY	495.00	-	495.00
11	Tall Drawer	9.5	22		-	Y		209.00	209.00	-
12	Other Shelves				-		EXCLUDED	-	-	-
13	Pull-out Shelf	9.5	22		-	Y		209.00	209.00	-
14	Tall Drawer	9.5	22		-	Y		209.00	209.00	-
15	Other Shelves				-		EXCLUDED	-	-	-
16	Pull-out Shelf	9.5	22		-	Y		209.00	209.00	-
17	Fixed Shelf				-		EXCLUDED	-	-	-
18	Fixed Shelf	8.5	22		-	N		187.00	-	187.00
19	Fixed Shelf	8.5	22		-	Y		187.00	187.00	-
20	Fixed Shelf	8.5	22		-	Y		187.00	187.00	-
21	Fixed Shelf	10.5	10		-	N		105.00	-	105.00
22	Fixed Shelf	28.5	10		-	N		285.00	-	285.00
23	Fixed Shelf	10.5	10		-	N		105.00	-	105.00
24	Fixed Shelf	18.5	10		-	N		185.00	-	185.00
25	Tall Drawer	26.5	22		-	Y		583.00	583.00	-
26	Tall Drawer	26.5	22		-	Y		583.00	583.00	-

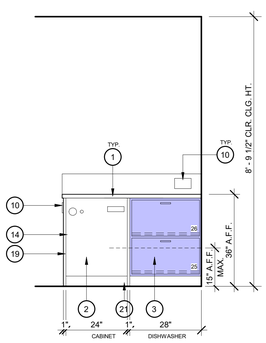
Storage Types Included in Shelf Space Calculation	Where & How to Measure	Sub-Totals Calculated from Separate Worksheets Surface Area (Square Inches) Total Provided (Calculated)	Accessible	Inaccessible
Fixed Shelf	For fixed height shelves that have at least 9.5" of clear vertical height, measure the width at the leading edge, between vertical dividers, behind any doors and frames. Measure depth from the leading edge of the shelf to the back of the shelf. Measure height to the top front edge of the shelf. Fixed height shelves that have less than 9.5" of clear vertical height should not be included as accessible shelves but should be included in the calculation for the total amount of shelf space provided.	2,466.00	374.00	2,092.00
Adjustable Shelf	Include the surface area of adjustable height shelves in the calculation of the total amount of shelf space provided. Note whether or not accessibility could or could not be provided (shelf space within reach range) with the shelves provided and with existing shelf support holes within the cabinets. Only count accessible shelves as those that would have at least 9.5" of vertical clear height above them and that could be provided within reach. For pantries and wall-mounted shelving, count inaccessible adjustable shelves as the ones that would fit above the highest accessible shelf while providing at least 9.5" of clear height. For example, if the highest support holes in an adjustable shelf pantry are provided for 1" thick shelves at 75" AFF, and the highest accessible adjustable shelf will be placed at 48" AFF, then two inaccessible adjustable shelves would be counted above the accessible shelf. (That calculation would show that 48"+9.5"+1" puts the top of the first at 58.5" AFF and 58.5"+9.5"+1" puts the second at 69" AFF. Since the highest support hole is at 75" AFF, there would not be room to add another adjustable shelf with 9.5" of vertical clearance above the 69" high shelf.)	-	-	-
Pull-out Shelf	For pull-out shelves in base cabinets that have at least 8" of clear vertical height, measure the full width and depth of the fixed shelf. Pull handles must be within reach.	418.00	418.00	-
Tall Drawer	Tall drawers may be considered as equivalent to shelves and counted as shelf space if they have at least 8" of clear depth, measured vertically. **Shallow drawers less than 8" tall (measured vertically) are surveyed as "other shelves" in projects with a permit submittal date before 08/01/2023. After that date, some shallow drawers (usually around 4"-6" deep) are encouraged, so they will not be counted in the shelving analysis at all.** Determine the surface area of the usable portion of the bottom of the drawer (inside edge to inside edge). The drawer hardware/pull handle height will determine if the drawer is within reach range.	1,584.00	1,584.00	-
Lazy Susan	Lazy Susans are large diameter and most likely adjacent to an otherwise out-of-reach corner. Linear shelf credit can be given for 1/2 of the total Lazy Susan circumference if the diameter is at least 20". Surface areas are calculated at 3.1416 x r².	-	-	-
Other Shelves	**NAC Teams - survey shallow drawers less than 8" of clear height (measured vertically) as "Other Shelves" in projects with a permit submittal date before 08/01/2023.** Include the inside clear height of the drawer under "Other Shelves".	1,980.00	1,485.00	495.00
		6,448.00	3,861.00	2,587.00
		59.88%	Accessible	
		Compliant		

Storage Types Excluded from Shelf Space Calculations

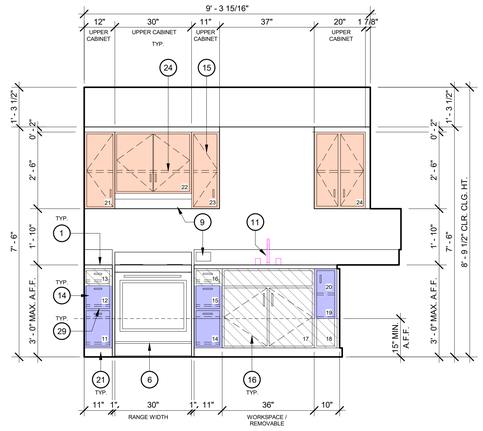
Removable base cabinets in knee/toe clearance below sinks and required work surfaces, unless they are designed for continued use after removal and can be accommodated elsewhere in the kitchen area.
Shelves above 80" AFF (only include shelves 80" and below), including cabinets above standard height refrigerators
Shallow drawers less than 8" of clear height, measured vertically, will be excluded from total calculation in projects with a project submittal date after 08/01/2023
Refrigerator and freezer shelves and drawers
Counter surfaces
Shelves in out-of-reach corners that are not usable or cannot be accessed by any user
Shelf cubby holes like those around vent pipes
Breadboards
Pull-down shelves from upper/wall cabinets
Narrow, vertically-divided shelves
Spice racks

Evan Terry Associates

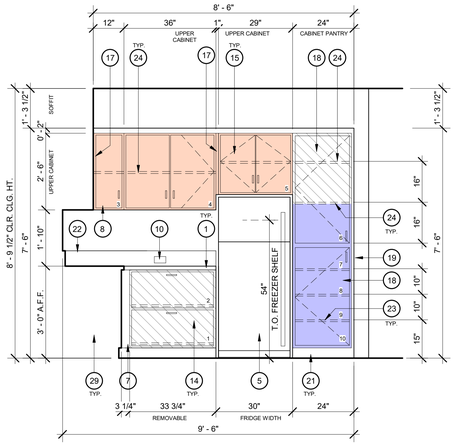
Kitchen Storage Compliance Calculations (KITCHEN TYPE D)



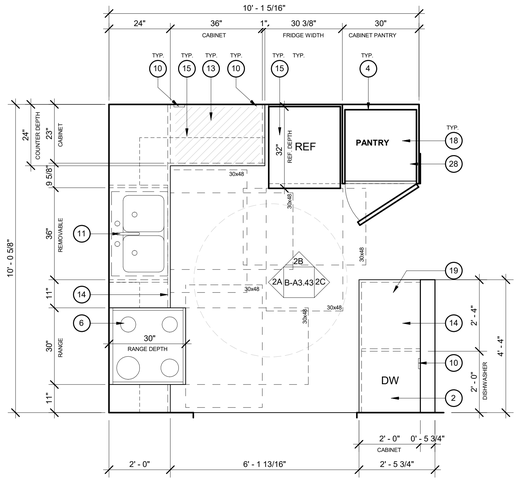
2C KITCHEN TYPE D - ELEVATION 3
1/2" = 1'-0"



2B KITCHEN TYPE D - ELEVATION 2
1/2" = 1'-0"



2A KITCHEN TYPE D - ELEVATION 1
1/2" = 1'-0"



2 UNIT KITCHEN TYPE D - ENLARGED PLAN
1/2" = 1'-0"
CAN BE USED FOR MOBILITY UNITS

KEYNOTES

1. SOLID SURFACE COUNTERTOP W/ 8" SPLASH. GENERAL CONTRACTOR SHALL CUT ROUGH OPENINGS IN SPLASH FOR WALL CONTROLS AND OUTLETS
2. 24" WIDE ENERGY STAR ADA COMPLIANT FRONT LOAD DISHWASHER. (SEE H-G1.61).
3. 24" WIDE ENERGY STAR NON-ACCESSIBLE FRONT LOAD DISHWASHER. SEE H-G1.61 FOR MORE INFORMATION.
4. TOP FREEZER ENERGY STAR ADA COMPLIANT REFRIGERATOR (14.6 CU. FT.). 50% OF FREEZER STORAGE BELOW 54" A.F.F. MIN. CONTROLS SHALL COMPLY WITH 11B-804.6.2 / 11B-309. (SEE H-G1.61).
5. TOP FREEZER NON-ACCESSIBLE ENERGY STAR REFRIGERATOR (14.6 CU. FT.). SEE H-G1.61.
6. ELECTRIC COOKING RANGE / OVEN. CONTROLS AT FRONT OF APPLIANCE FOR ADA UNITS / COMMON SPACES / UNIVERSAL DESIGN UNITS. (SEE H-G1.61).
7. NON-ACCESSIBLE ELECTRIC COOKING RANGE (SEE H-G1.61).
8. 30" WIDE ENERGY STAR COMPLIANT RANGEHOOD W/ NON-ACCESSIBLE 2 WAY EXHAUST FAN SWITCH. AIR KING ESZ306ADA OR APPROVED EQUAL (SEE H-G1.61).
9. 30" WIDE ENERGY STAR COMPLIANT RANGEHOOD W/ ACCESSIBLE 2 WAY EXHAUST FAN SWITCH AT 34" A.F.F. AIR KING ESZ306ADA OR APPROVED EQUAL (SEE H-G1.61).
10. ELECTRICAL OUTLET (T.O. OUTLET MAX. 42" A.F.F., TYP FOR ALL KITCHENS. LOCATIONS NEAR CORNERS SHALL BE 36" MAX. FROM WALL PER FAIR HOUSING ACT)
11. 30" DOUBLE KITCHEN SINK W/ GARBAGE DISPOSAL. PROVIDE OFFSET REAR PLUMBING, INSULATED DRAIN & HOT WATER PIPE. PROVIDE 6-1/2" MAX SINK DEPTH.
12. 30" DOUBLE KITCHEN SINK W/ GARBAGE DISPOSAL. PROVIDE CENTERED PLUMBING, INSULATED DRAIN & HOT WATER PIPE. PROVIDE 6-1/2" MAX SINK DEPTH.
13. 30" MIN. WORK COUNTER WITH 30" REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW WITH KNEE AND TOE CLEARANCE PROVIDED.
14. COMPOSITE WOOD BASE CABINETS W/ HIGH PRESSURE LAMINATE FINISH. DRAWERS & SHELVING AS SHOWN. PULLS SHALL BE INSTALLED MIN. 15" A.F.F. SEE 1B/H-A5.41
15. COMPOSITE WOOD UPPER CABINETS W/ HIGH PRESSURE LAMINATE FINISH. PROVIDE 1 REMOVABLE SHELVES PER CABINET EQUALLY SPACED. SEE 3A/H-A5.41.
16. REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW WITH KNEE AND TOE CLR PROVIDED. FOR WATER PIPE (SEE 2/G4.50). VANITY TO BE CONFIGURED SUCH THAT WHEN BASE CABINTRY IS REMOVED. THERE SHALL ONLY BE A CORBEL TYPE SUPPORT ON EITHER SIDE. SEE 1A/H-A5.41.
17. CABINET FILLER PIECE W/ HIGH PRESSURE LAMINATE FINISH (MATCH CABINET FINISH)
18. COMPOSITE WOOD PANTRY CABINET W/ HIGH PRESSURE LAMINATE FINISH. SEE 5B/H-A5.41.
19. EXPOSED CABINETRY SIDES TO RECIEVE HIGH PRESSURE LAMINATE FINISH MATCHING ADJACENT CABINETS
20. CORBEL SUPPORT FOR SINK / COUNTERTOP
21. 4" TOE SPACE VINYL BASE (TYP.)
22. FLOATING WOOD SHELF (SEE 2/H-A5.41)
23. FIXED MDF SHELVING (SEE 5/H-A5.41)
24. REMOVABLE / ADJUSTABLE MDF SHELVING (NOT COUNTED AS FIXED STORAGE)
25. GYPSUM WALL BOARD. PROVIDE GREEN GUARD (OR APPROVED EQUAL) MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL WET LOCATIONS
26. BACKSPLASH BELOW (SEE ELEVATIONS)
27. FURRED WALL W/ PLUMBING RISER (SEE 15/H-A5.21)
28. WALLS ARE SHOWN FOR REFERENCE ONLY. REFER TO OVERALL FLOOR PLANS FOR WALL TYPES
29. CABINET PULLS TO EXTEND BEYOND COUNTERTOP. GENERAL CONTRACTOR TO COORDINATE 24" MAX DEPTH FROM EDGE OF PULLS.
30. SEE FLOOR PLANS H-A2.02 THROUGH H-A2.07, FOR PANTRY TYPE IN EACH UNIT.

LEGEND

- ✳ SPRINKLER HEAD ABOVE @ CEILING. (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO BIDDING. GC TO COORDINATE W/ ALL TRADES)
- EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- SD SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- PLUMBING RISER (SEE PLUMBING DRAWINGS)

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - MOBILITY KITCHEN CALCULATION

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

G6.02

Scale: As indicated

10/22/25

A.L.T.A. / N.S.P.S. Land Title Survey

Date of Plan:
NOVEMBER 6, 2025 (UPDATED PER ITEM COMMENTS, NOT FIELD SURVEY)
OCTOBER 25, 2025 (ORIGINAL)

Date of Field Survey:
SEPTEMBER 23, 2025

Site Address:
600 NORTH ROSEMEAD BOULEVARD, PASADENA, CA 91107

Adjoining Addresses and Owner's Information:
THE ADJOINING ADDRESSES AND OWNER'S INFORMATION SHOWN ON THIS MAP ARE PER DATATREE.COM AND LA. COUNTY TAX ASSESSOR.

Assessor's Parcel Number (APN):
5757-006-900

General:
ALL DIMENSIONS, DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY TITLE REPORTS STATED HEREON AND MAY BE SHORTENED OR ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE VERBIAGE AND INTERPRETATION. OTHER EASEMENTS MAY EXIST WITHIN SUBJECT PROPERTY'S, NOT INCLUDED WITHIN SAID PRELIMINARY TITLE REPORTS. ADDITIONAL RESEARCH MAY BE REQUIRED TO DISCLOSE ALL EASEMENTS AFFECT. PROPERTY LINE CLEARS ARE CREATED IN PLAN VIEW, PERPENDICULAR TO PROPERTY LINE. FENCING IS DEPICTED TO CENTER OF FENCE.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

WE DO NOT HAVE EVIDENCE OF ANY CHANGES PROPOSED TO STREET RIGHT OF WAY LINES.

BUILDING DIMENSIONS AND HATCHING SHOWN HEREON ARE TO THE EXTERIOR BUILDING FACE OF THE FIRST OFFICE LEVEL.

BUILDING HEIGHTS STATED HEREON ARE APPROXIMATE. THE HEIGHT WAS CALCULATED FROM THE HIGHEST ROOF PARAPET ELEVATION TO THE LOWEST POINT IMMEDIATELY ADJACENT TO THE BUILDING.

SQUARE FOOTAGE OF BUILDINGS STATED HEREON IS APPROXIMATE. THE AREA WAS CALCULATED TO THE OVERALL EXTERIOR DIMENSIONS OF BUILDINGS AT FIRST OFFICE LEVEL AND INCLUDES INTERIOR HALLWAYS, STAIRWELLS, COURTYARDS, UTILITY CLOSETS, ETC.

Basis of Bearings:
THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM — NAD-83 (2011) ZONE 5, DERIVED FROM OBSERVATIONS TAKEN ON SEPTEMBER 21, 2025, USING TRIMBLE SOCAL RTX REAL-TIME NETWORK. TWO MONUMENTS BETWEEN CORS "TORP" AND "SVER", BEING N13°28'40"W, WAS USED AS THE BASIS OF BEARINGS. (US SURVEY FOOT)

Boundary and Easements:
ESTABLISHED PER PTR LEGAL DESCRIPTION AND EXCEPTIONS, ADJUSTED TO FOUND CENTERLINE, TRACT AND PRIVATE SURVEYOR MONUMENTS, USING STANDARD SURVEYING PROCEDURES.

FOR ADDITIONAL BOUNDARY DETERMINATION INFORMATION REFER TO CORNER RECORD PREPARED AND FILED BY US.

Bench Mark:
VERTICAL DATUM OF 771.67 ON BENCH MARK NO. HYS761 (L&T @ BOX NE COR C/L AT SIERRA MADRE VILLA AVE & HOWARDS ST) (LAG YEAR 2013, AS SHOWN IN LOS ANGELES COUNTY PUBLIC WORKS SURVEY SECTION. WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

IT IS THE RESPONSIBILITY OF THE CONSTRUCTION SUPERVISOR AND/OR CONTRACTOR TO VERIFY AND CONFIRM AN ELEVATION DATUM THAT IS CONSISTENT WITH THE ELEVATIONS SHOWN ON THIS SURVEY BEFORE ANY CONSTRUCTION STAKING IS PERFORMED. THIS BENCH MARK SHALL BE USED FOR REFERENCE ONLY.

Area:
PARCEL 1 = 10,916 SQUARE FEET, 0.25 ACRES
PARCEL 2 = 22,142 SQUARE FEET, 0.51 ACRES
PARCEL 3 = 11,293 SQUARE FEET, 0.26 ACRES
PARCEL 4 = 49,438 SQUARE FEET, 1.13 ACRES

TOTAL = 93,759 SQUARE FEET, 2.15 ACRES – GROSS

Flood Zone:
THE PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER OF 06037C1460F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Existing Parking:
BUILDING GROUND LEVEL
REGULAR: 0 SPACES
HANDICAPPED: 5 SPACES

PARKING STRUCTURE GROUND LEVEL
REGULAR: 61 SPACES (ESTIMATE, GIVEN FADED LINES AND PARKING BLOCKS)

PARKING STRUCTURE ROOF
REGULAR: 45 SPACES

TOTAL PARKING: 111 SPACES

Utilities:
ALL VISIBLE GROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OF ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON. IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE AS TO THEIR CORRECTNESS OR COMPLETENESS. BEFORE EXCAVATING, IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

BURIED UTILITIES SHOWN HEREON ARE PER PASADENA PUBLIC WORKS SEWER GIS MAP. INDIVIDUAL UTILITY COMPANIES WERE CONTACTED AS PART OF THIS SURVEY, BUT HAVE NOT YET SUPPLIED ANY ADDITIONAL SUBSTRUCTURE MAPS. BURIED UTILITIES THAT MAY EXIST ON-SITE HAVE NOT BEEN DETERMINED AS PART OF THIS SURVEY. THE SURVEYING AND MAPPING COMPANY HAS NOT BEEN HIRED TO FIND OR TRACE BURIED UTILITIES WITHIN OR ADJOINING SUBJECT PROPERTY.

Preliminary Title Report (PTR):
PTR PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY,
ORDER NO.: 82500539(M), DATED AUGUST 11, 2025

Legal Description Per PTR:

Parcel 1:
THAT PORTION OF THE RANCHO SANTA ANITA, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 51, PAGES 87 AND 88 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF TRACT 14449, AS PER MAP RECORDED IN BOOK 323, PAGES 44 THROUGH 46, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING NORTH 37°26'00" WEST 1,174.41 FEET ALONG SAID SOUTHWESTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID TRACT 14449;

THENCE SOUTH 37°27'17" WEST 155.77 FEET TO A POINT IN THE NORTHERLY LINE OF ROSEMEAD BOULEVARD, AS SHOWN IN BOOK 39818, PAGE 301 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,522.66 FEET, NORTHERLY FROM THE NORTHWESTERLY CORNER OF THE ABOVE NAMED 1.575 ACRE PARCEL; THENCE NORTHWESTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY LINE OF ROSEMEAD BOULEVARD THROUGH A CENTRAL ANGLE OF 2°34'17" A DISTANCE OF 141.11 FEET; THENCE RADIAL TO SAID CURVE NORTH 54°58'20" EAST 152.25 FEET TO A POINT IN THE NORTHEASTERLY BOUNDARY LINE OF SAID TRACT 14449;

THENCE ALONG SAID BOUNDARY LINE SOUTH 35°06' EAST 148.07 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, OTHER HYDROCARBONS, AND OTHER MINERALS IN AND UNDER SAID REAL PROPERTY, TOGETHER WITH THE SOLE AND EXCLUSIVE RIGHT, AS RESERVED IN THE DEED RECORDED JUNE 17, 1948 AS INSTRUMENT NO. 1566, TO DRILL WELL HOLES UNDER, THROUGH AND BEYOND, AND TO DRILL FOR, PRODUCE, EXTRACT, TAKE AND REMOVE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES (AND WATER NECESSARY THEREFORE) AND OTHER MINERALS FROM AND THROUGH SAID REAL PROPERTY, TOGETHER WITH RIGHTS-OF-WAY AND EASEMENTS FOR ANY AND ALL OF THE FOREGOING, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF OR THROUGH SAID REAL PROPERTY EXCEPT BENEATH A DEPTH OF 200 FEET BELOW THE PRESENT SURFACE OF SAID REAL PROPERTY, AS RESERVED BY PASADENA-ROSEMEAD PARTNERSHIP, AS LESSOR, ABOVE IN THAT CERTAIN LEASE RECORDED MARCH 11, 1964.

Parcel 2:
THAT PORTION OF THE RANCHO SANTA ANITA, IN THE CITY OF PASADENA, AS PER MAP RECORDED IN BOOK 1, PAGES 97 AND 98 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 11 OF TRACT 14449, AS PER MAP RECORDED IN BOOK 323, PAGES 44 THROUGH 46, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 14449, NORTH 35°06'30" WEST 354.65 FEET TO THE MOST NORTHERLY CORNER OF THE 1.575 ACRE PARCEL OF LAND CONVEYED TO THE BOY SCOUTS OF AMERICA COUNCIL BOY SCOUTS OF AMERICA, A CORPORATION RECORDED FEBRUARY 24, 1955 AS INSTRUMENT NO. 1348, IN BOOK 47324, PAGE 261 OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE NORTH 35°06'30" WEST 73.65 FEET TO A POINT THAT IS DISTANT THEREON NORTH 35°06'30" WEST 428.30 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 11;
THENCE SOUTH 37°27'17" WEST 155.77 FEET TO A POINT IN THE NORTHERLY LINE OF ROSEMEAD BOULEVARD, 100.00 FEET WIDE, AS DESCRIBED IN THE DEED TO THE CITY OF PASADENA, RECORDED JUNE 17, 1948 AS INSTRUMENT NO. 1566, IN BOOK 39818, PAGE 301 OF SAID OFFICIAL RECORDS, SAID MOST NORTHERLY CORNER BEING IN A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,522.66 FEET, A RADIAL LINE THROUGH SAID MOST NORTHERLY CORNER BEARS NORTH 37°27'17" EAST;
THENCE ALONG SAID BOULEVARD, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°34'17" AN ARC DISTANCE OF 113.19 FEET TO THE MOST WESTERLY CORNER OF SAID LAND, ALSO THE MOST WESTERLY CORNER OF SAID LAND DESCRIBED IN SAID DEED TO THE SAN GABRIEL VALLEY COUNCIL BOY SCOUTS OF AMERICA, A CORPORATION;
THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAST MENTIONED LAND, NORTH 53°50'00" EAST 160.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, OTHER HYDROCARBONS, AND OTHER MINERALS IN AND UNDER SAID REAL PROPERTY, TOGETHER WITH THE SOLE AND EXCLUSIVE RIGHT, AS RESERVED IN THE DEED RECORDED JUNE 17, 1948 AS INSTRUMENT NO. 1566, TO DRILL WELL HOLES UNDER, THROUGH AND BEYOND, AND TO DRILL FOR, PRODUCE, EXTRACT, TAKE AND REMOVE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES (AND WATER NECESSARY THEREFORE) AND OTHER MINERALS FROM AND THROUGH SAID REAL PROPERTY, TOGETHER WITH RIGHT-OF-WAY AND EASEMENTS FOR ANY AND ALL OF THE FOREGOING, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF OR THROUGH SAID REAL PROPERTY EXCEPT BENEATH A DEPTH OF 200 FEET BELOW THE PRESENT SURFACE OF SAID REAL PROPERTY, AS RESERVED BY PASADENA-ROSEMEAD PARTNERSHIP, AS LESSOR, ABOVE IN THAT CERTAIN LEASE RECORDED MARCH 11, 1964.

Parcel 3:
THAT PORTION OF THE RANCHO SANTA ANITA, IN THE CITY OF PASADENA, AS SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 51, PAGES 87 AND 88 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY BOUNDARY LINES OF TRACT 14449, AS SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 323, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING NORTH 37°26'00" WEST 1,174.41 FEET ALONG SAID SOUTHWESTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID TRACT, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF THE 1.575 ACRE PARCEL SHOWN IN DEED TO THE SAN GABRIEL VALLEY COUNCIL, BOY SCOUTS OF AMERICA, A CORPORATION, RECORDED FEBRUARY 24, 1955 AS INSTRUMENT NO. 1348, IN BOOK 47324, PAGE 261 OFFICIAL RECORDS OF SAID COUNTY;
THENCE ALONG THE NORTHWESTERLY LINE OF SAID 1.575 ACRE PARCEL NORTH 35°06'30" EAST 148.07 FEET TO THE MOST NORTHERLY CORNER OF SAID 1.575 ACRE PARCEL;
THENCE SOUTH 53°53'17" WEST 155.77 FEET TO A POINT IN THE NORTHERLY LINE OF ROSEMEAD BOULEVARD, AS SHOWN IN BOOK 39818, PAGE 301 OF SAID OFFICIAL RECORDS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,522.66 FEET, NORTHERLY FROM THE NORTHWESTERLY CORNER OF THE ABOVE NAMED 1.575 ACRE PARCEL; THENCE NORTHWESTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY LINE OF ROSEMEAD BOULEVARD THROUGH A CENTRAL ANGLE OF 2°34'17" A DISTANCE OF 141.11 FEET; THENCE RADIAL TO SAID CURVE NORTH 54°58'20" EAST 152.25 FEET TO A POINT IN THE NORTHEASTERLY BOUNDARY LINE OF SAID TRACT 14449;
THENCE ALONG SAID BOUNDARY LINE SOUTH 35°06' EAST 148.07 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, OTHER HYDROCARBONS, AND OTHER MINERALS IN AND UNDER SAID REAL PROPERTY, TOGETHER WITH THE SOLE AND EXCLUSIVE RIGHT, AS RESERVED IN THE DEED RECORDED JUNE 17, 1948 AS INSTRUMENT NO. 1566, TO DRILL WELL HOLES UNDER, THROUGH AND BEYOND, AND TO DRILL FOR, PRODUCE, EXTRACT, TAKE AND REMOVE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES (AND WATER NECESSARY THEREFORE) AND OTHER MINERALS FROM AND THROUGH SAID REAL PROPERTY, TOGETHER WITH RIGHT-OF-WAY AND EASEMENTS FOR ANY AND ALL OF THE FOREGOING, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF OR THROUGH SAID REAL PROPERTY EXCEPT BENEATH A DEPTH OF 200 FEET BELOW THE PRESENT SURFACE OF SAID REAL PROPERTY, AS RESERVED BY PASADENA-ROSEMEAD PARTNERSHIP, AS LESSOR, ABOVE IN THAT CERTAIN LEASE RECORDED MARCH 11, 1964.

Parcel 4:
THE SOUTHEASTERLY 300.00 FEET, MEASURED ALONG THE SOUTHWESTERLY LINE OF THAT PORTION OF THE RANCHO SANTA ANITA, IN THE CITY OF PASADENA, AS PER MAP RECORDED IN BOOK 1, PAGES 97 AND 98 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHERLY CORNER OF LOT 11 OF TRACT 14449, AS PER MAP RECORDED IN BOOK 323, PAGES 44 TO 46 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 14449, NORTH 35°06'30" WEST 354.65 FEET TO THE MOST NORTHERLY CORNER OF THE 1.575 ACRE PARCEL OF LAND CONVEYED TO THE BOY SCOUTS OF AMERICA COUNCIL BOY SCOUTS OF AMERICA, A CORPORATION RECORDED FEBRUARY 24, 1955 AS INSTRUMENT NO. 1348, IN BOOK 47324, PAGE 261 OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE NORTH 35°06'30" WEST 73.65 FEET TO A POINT THAT IS DISTANT THEREON NORTH 35°06'30" WEST 428.30 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 11;
THENCE SOUTH 37°27'17" WEST 155.77 FEET TO A POINT IN THE NORTHERLY LINE OF ROSEMEAD BOULEVARD, 100.00 FEET WIDE, AS DESCRIBED IN THE DEED TO THE CITY OF PASADENA, RECORDED JUNE 17, 1948 AS INSTRUMENT NO. 1566, IN BOOK 39818, PAGE 301 OF SAID OFFICIAL RECORDS, SAID MOST NORTHERLY CORNER BEING IN A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,522.66 FEET, A RADIAL LINE THROUGH SAID MOST NORTHERLY CORNER BEARS NORTH 37°27'17" EAST;
THENCE ALONG SAID BOULEVARD, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°49'31" A DISTANCE OF 212.38 FEET TO THE SOUTHERLY CORNER OF SAID LAND, ALSO THE MOST WESTERLY CORNER OF SAID LAND DESCRIBED IN SAID DEED TO THE SAN GABRIEL VALLEY COUNCIL BOY SCOUTS OF AMERICA, A CORPORATION;
THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAST MENTIONED LAND, NORTH 53°50'00" EAST 160.00 FEET TO THE TRUE POINT OF BEGINNING.

Exceptions per PTR:
△ A. NOT A SURVEY MATTER.
△ B. NOT A SURVEY MATTER.
△ I. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
△ J. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: SUBORDINATION AGREEMENT
LESSOR: J. ROGER ENGEMANN AND MICHELE ENGEMANN TRUSTEES OF THE J. ROGER ENGEMANN AND MICHELE ENGEMANN TRUST DATED JANUARY 26, 1996
LESSEE: PASADENA CAPITAL CORPORATION
RECORDING DATE: JANUARY 23, 1996
RECORDING NO.: 96-121577, OF OFFICIAL RECORDS.
THE PRESENT OWNERSHIP OF THE LEASEHOLDS CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
AFFECTS: PARCELS 1, 2 AND 3
△ K. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: SUBORDINATION AGREEMENT
LESSOR: J. ROGER ENGEMANN AND MICHELE ENGEMANN TRUSTEES OF THE J. ROGER ENGEMANN AND MICHELE ENGEMANN TRUST DATED JANUARY 26,1982
LESSEE: PASADENA CAPITAL CORPORATION
RECORDING DATE: JANUARY 23, 1996
RECORDING NO.: 96-121577, OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLDS CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
AFFECTS: PARCEL 4
△ 4. NOT A SURVEY MATTER.
△ 5. NOT A SURVEY MATTER.
△ 6. (DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
△ 7. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
△ 8. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT SURVEY OF SAID LAND AND THE PREMISES.
THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
△ 9. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

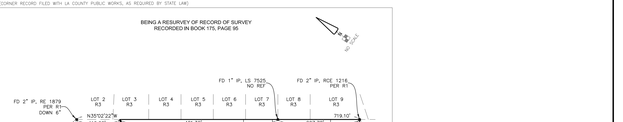
Exceptions Legend:
△ = NOT PLOTTABLE (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)
○ = PLOTTED HEREON (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)

TEXT IS COPIED DIRECTLY FROM PTR
BOLD TEXT, IF ANY, ARE SURVEYOR COMMENTS

Legend:
ac = asphalt concrete
bl = building
bc = begin curve
ebl = backflow device
be = bottom step
bw = bottom wall
cf = curb face
conc = concrete
cor = corner
cap = concrete support pillar
cvt = culvert
di = drain inlet
do = drain outlet
Euc = Eucalyptus
fdc = fire department connector
fl = flowline
fp = flag pole
fs = finish surface
gb = grade break
gp = guard post
gsl = gas supply line
in = invert
mh = manhole
mpl = multi-strong tree
pl = property line
pt(dt) = pinoy-tree (diameter of trunks)
smh = sewer manhole
tc = top of curb
tg = top of grate
tp = top of parapet
ts = top of step
tsb = traffic signal box
tw = troated roadway
tw = top of wall
typ = typical
uh = upper building line
wm = water meter
wv = water valve
rwy = northeasterly
rwy = northeasterly
swy = southeasterly
swy = southeasterly
= handicap parking
= property line
= centerline
RW = right of way (per Tie Assessor)
= buried sewer
= overhead wires
= refers to driving lane and direction of traffic
(PA) = Pedestrian access to building/property
(VA) = Vehicle access to building/property
= right-of-way width per LA County Tax Assessor's Map
= buried sewer island (per plan)
= street light/light post
= wrought iron fence
= wood fence
= hondrail
= riverra fluyline
= fire hydrant
= Palm
= area in which drainage structures are assume to exist, but have been buried by dirt
= dashed contours indicate approximate

Surveyor's Notices:
1. ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.
2. ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.
3. OVERHEAD WIRES AND/OR ASSOCIATED FIXTURES CROSS SUBJECT PROPERTY WITHOUT EASEMENT. NO EASEMENT IS PROVIDED FOR THESE OVERHEAD WIRES. THERE MAY OR MAY NOT BE AN ASSUMED EASEMENT FOR THESE OVERHEAD WIRES, HOWEVER THERE IS NO SUCH DOCUMENT PROVIDED AS PART OF THE SUBJECT PROPERTY PTR.

Boundary Analysis:
(CORNER RECORD FILED WITH LA COUNTY PUBLIC WORKS, AS REQUIRED BY STATE LAW)



CURVE TABLE

CURVE	Δ	RADIUS	LENGTH
C1	2°20'13"	3132.53'	73.08'

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S37°27'17"W	73.16'
L2	N49°05'44"E	49.18'
L3	N58°54'49"E	50.00'
L4	N58°54'49"E	47.95'

REFERENCES:
R1 = RV 175/95
R2 = RV 175/95, 95/95
R3 = TR NO. 14449
MB 323, PGS 44-46
D1 = INSTRUMENT 20140006983

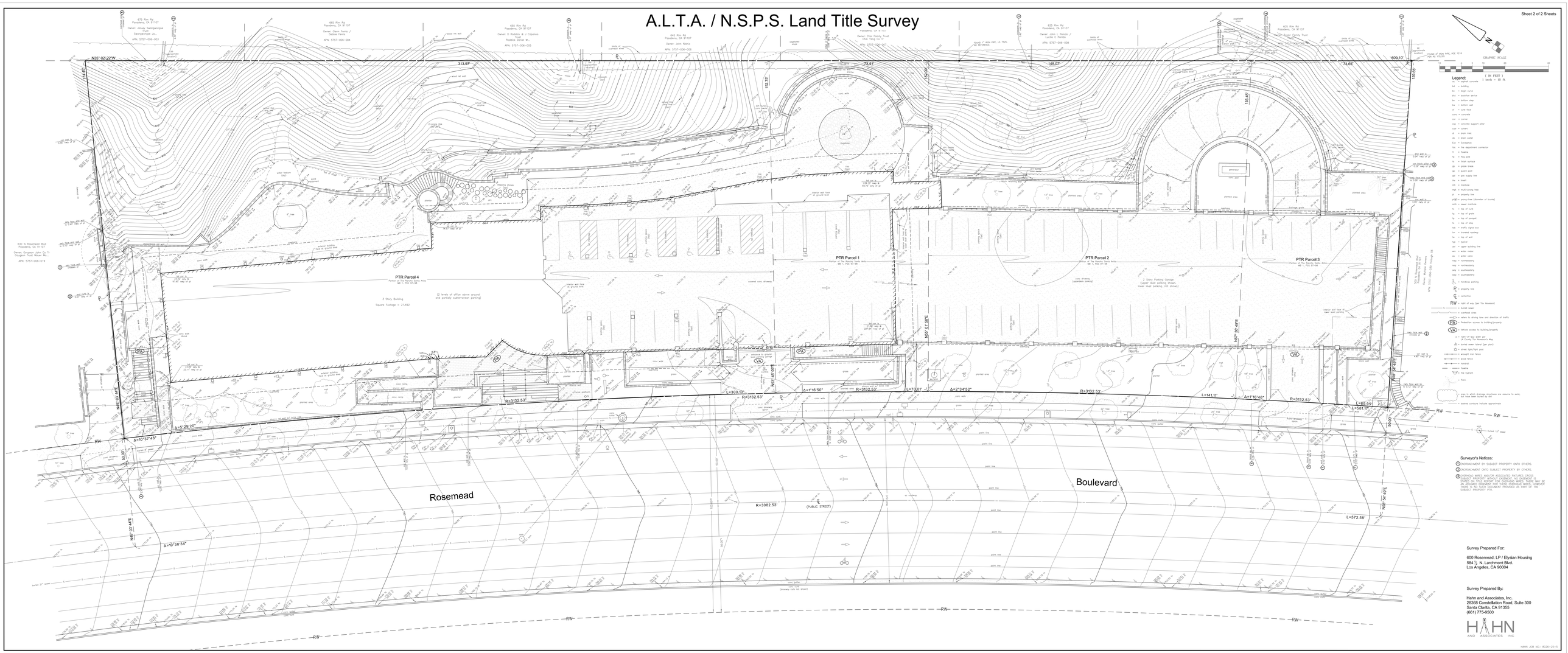
LEGEND:
SFNF = SEARCH FOR NOTHING FOUND
℄ = CENTERLINE

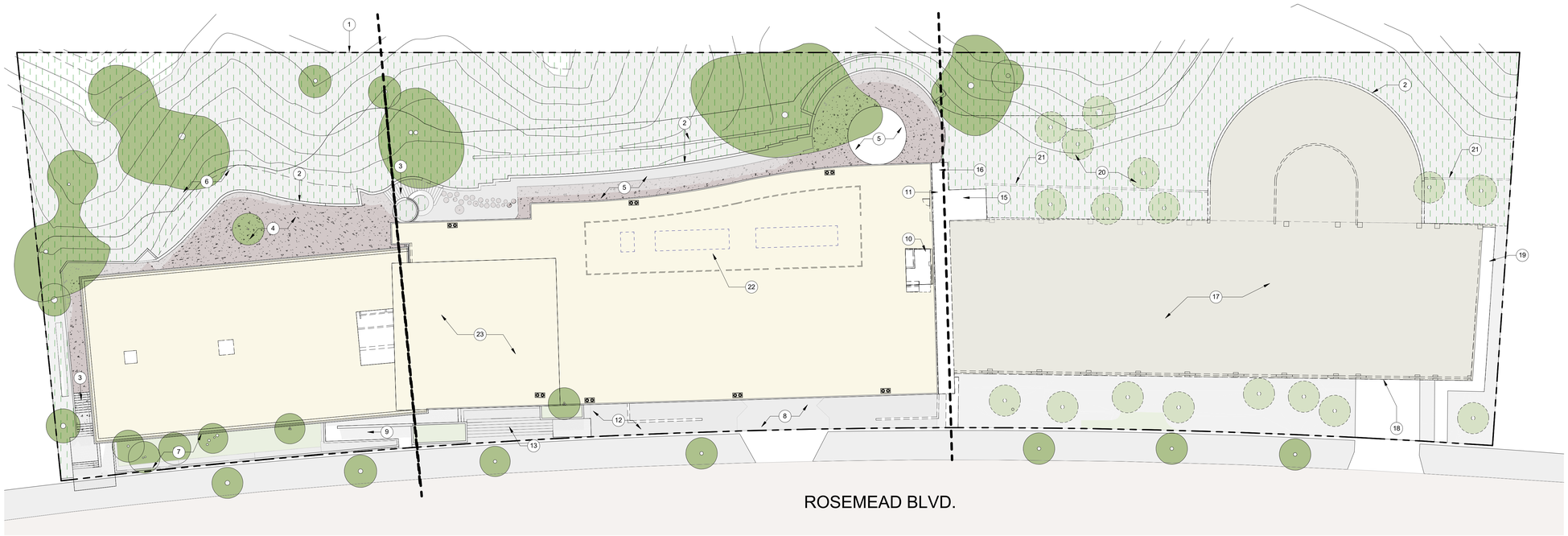
NOTE: THIS IS A "PRELIMINARY DRAFT" AND IS NOT THE EXACT VERSION THAT WILL BE FILED AND/OR RECORDED.

Vicinity Map:

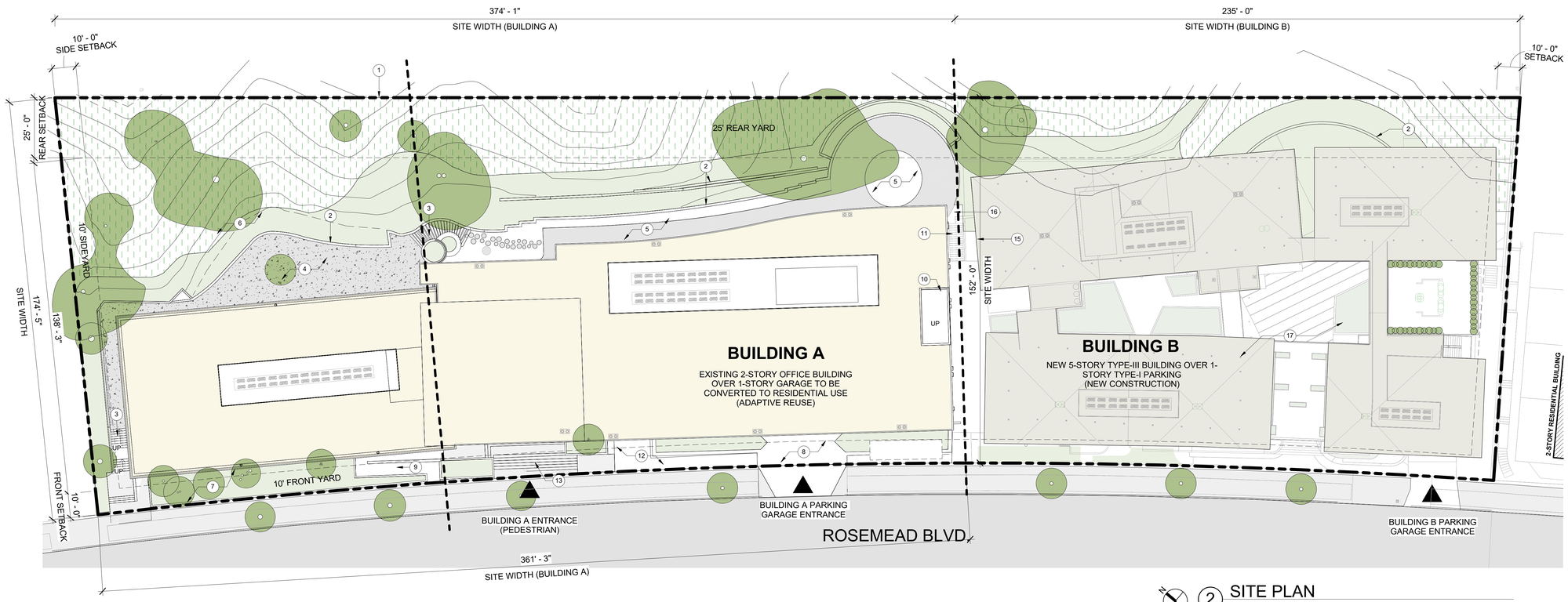
Rosemead Blvd
Rosemead Blvd
Rosemead Blvd

A.L.T.A. / N.S.P.S. Land Title Survey





1 OVERALL SITE PLAN - DEMO
1" = 20'-0"



2 SITE PLAN
1" = 20'-0"

KEYNOTES

1. SITE PROPERTY LINE (TYP.)
2. EXISTING RETAINING WALL TO REMAIN (SEE CIVIL DRAWINGS)
3. EXISTING STAIRS TO REMAIN
4. EXISTING PATIO TO BE MODIFIED (LEVEL 3)
5. EXISTING PATIO TO BE MODIFIED (LEVEL 2)
6. EXISTING LANDSCAPE TO BE MODIFIED (SEE LANDSCAPE PLANS)
7. EXISTING RAISED PLANTER TO REMAIN.
8. EXISTING DRIVEWAY TO BE MODIFIED. (SEE CIVIL DRAWINGS)
9. EXISTING RAMP TO REMAIN
10. NEW EGRESS STAIRS
11. NEW STEPS. (SEE LANDSCAPE PLANS)
12. EXISTING CONCRETE TO REMAIN.
13. EXISTING BRICK ENTRY STEPS TO REMAIN.
14. NEW PWP ELECTRICAL SERVICE IN VAULT.
15. EXISTING STAIR TOWER TO BE DEMOLISHED.
16. EXISTING ROOF OVERHANG TO BE MODIFIED.
17. EXISTING PARKING GARAGE TO BE DEMOLISHED.
18. EXISTING DRIVEWAY TO BE DEMOLISHED.
19. EXISTING STAIR TO BE DEMOLISHED.
20. EXISTING TREES TO BE REMOVED.
21. EXISTING RETAINING WALL TO BE DEMOLISHED.
22. EXISTING MECHANICAL EQUIPMENT TO BE DEMOLISHED.
23. EXISTING ROOF TO BE REMOVED, AND REPLACED.

FSY ARCHITECTS
2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

DRAWING TITLE:
SITE PLAN (DEMO)

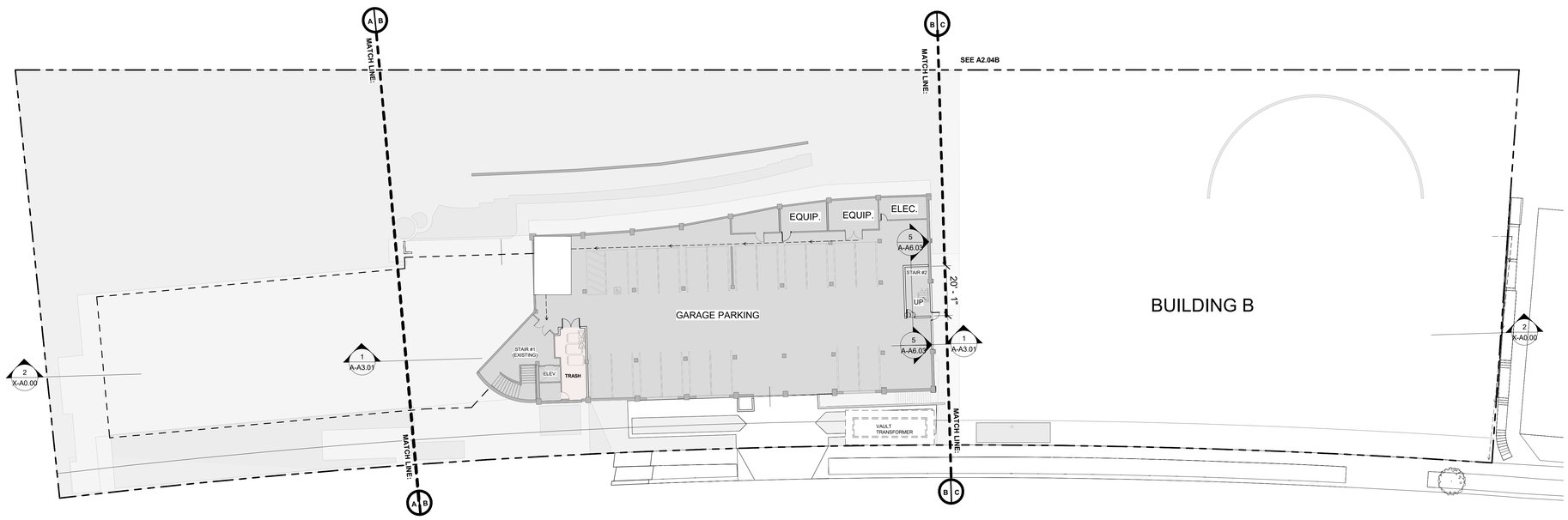
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

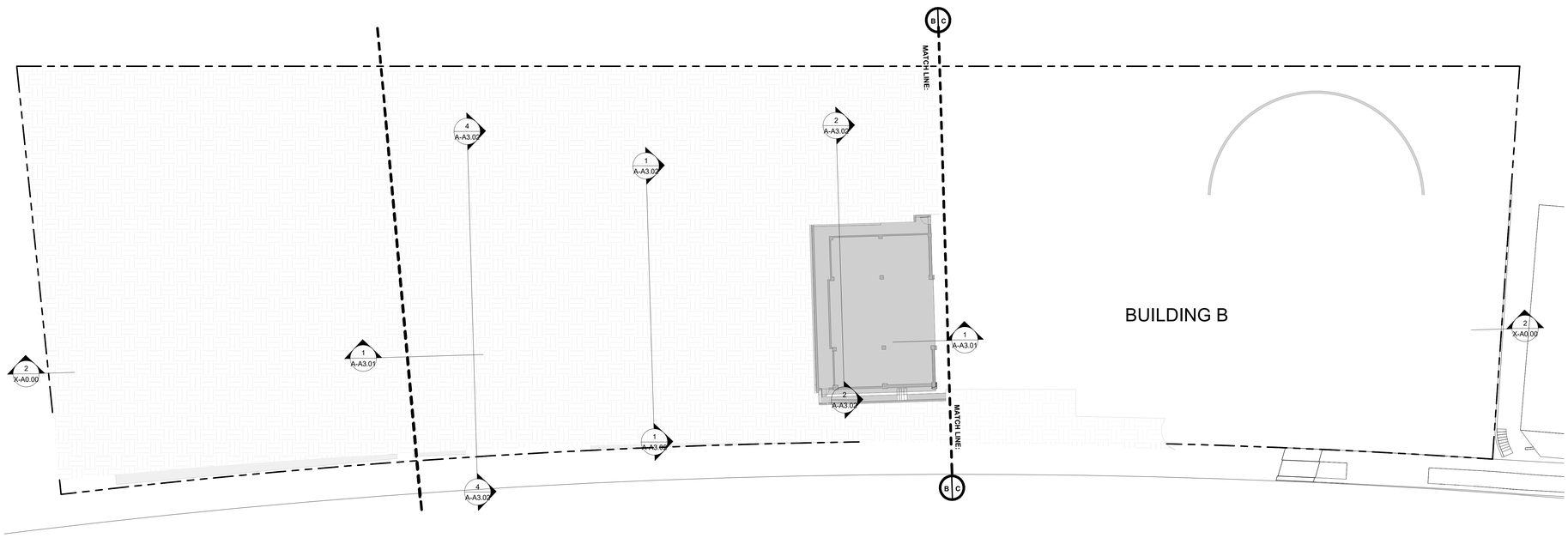
A-A1.00

Scale 1" = 20'-0"

03/06/26



OVERALL SITE
LEVEL 1
2 3/64" = 1'-0"



OVERALL SITE
LEVEL 0 PLAN
1 3/64" = 1'-0"

KEYNOTES

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PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
OVERALL FLOOR PLANS

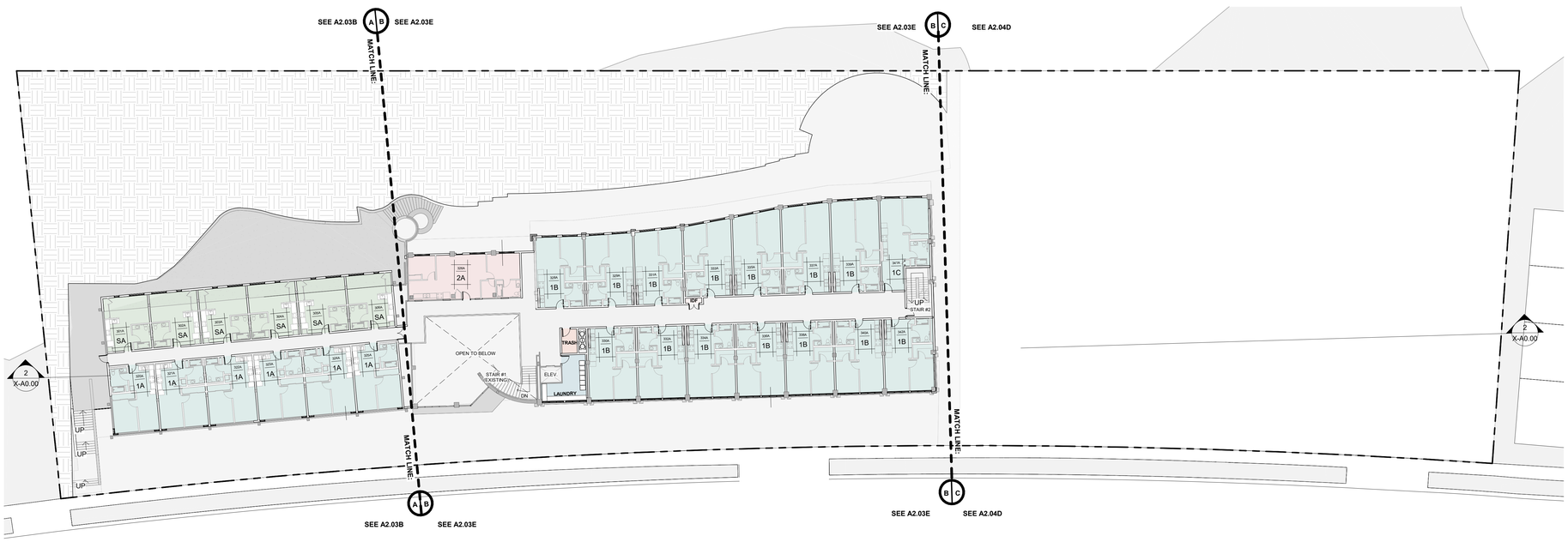
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A1.01

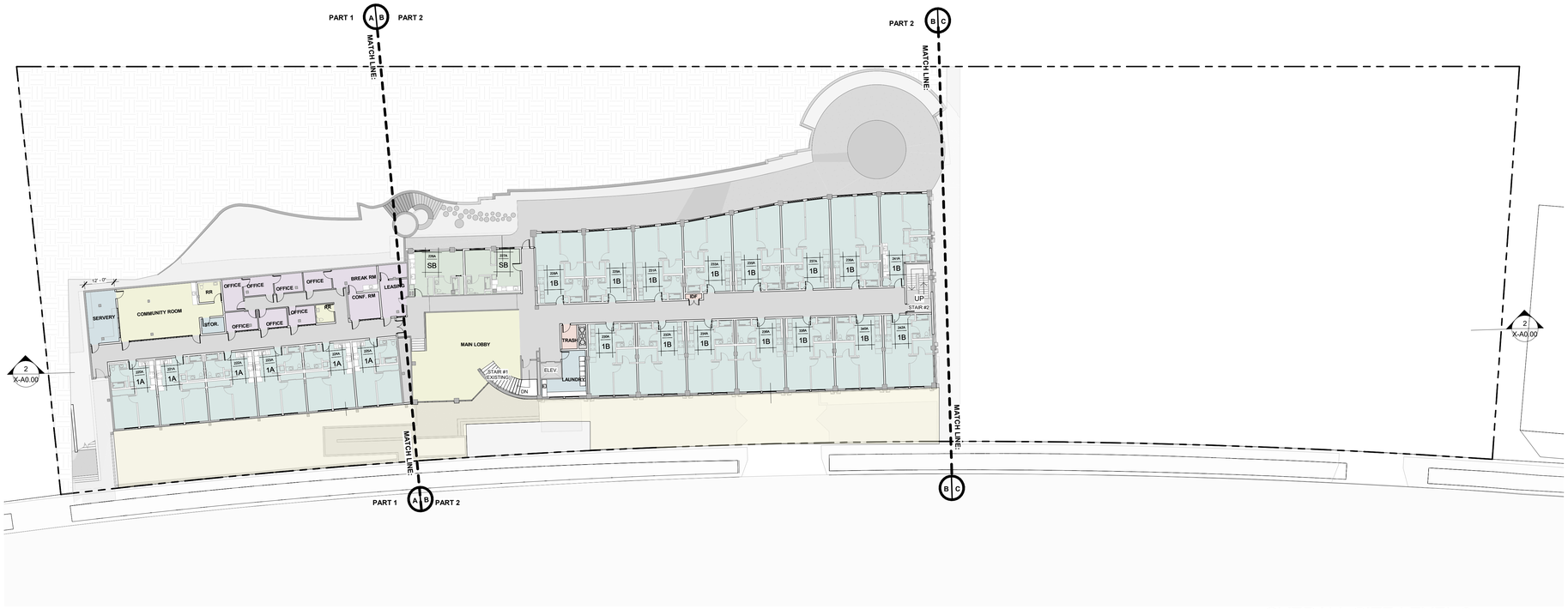
Scale 3/64" = 1'-0"

09/08/25



2 OVERALL SITE LEVEL 3

3/64" = 1'-0"



1 OVERALL SITE LEVEL 2

3/64" = 1'-0"

KEYNOTES

7 PROPOSED STAIRCASE
8 PROPOSED NEW WINDOWS

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
OVERALL FLOOR PLANS

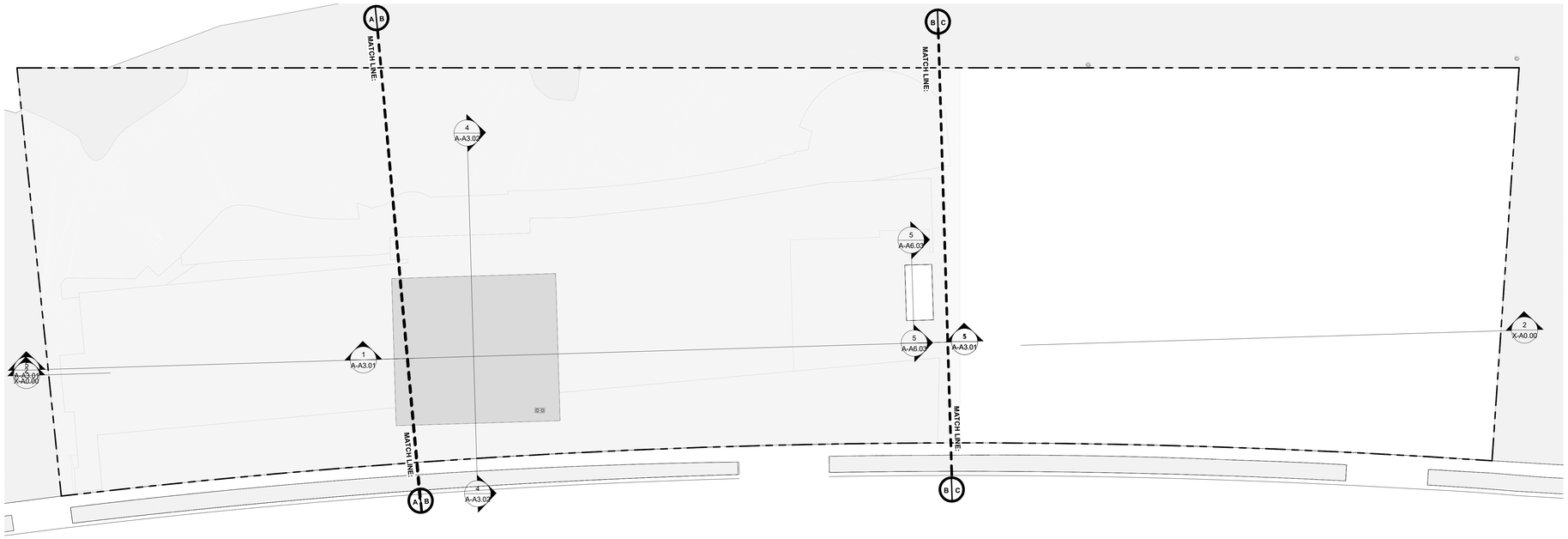
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A1.02

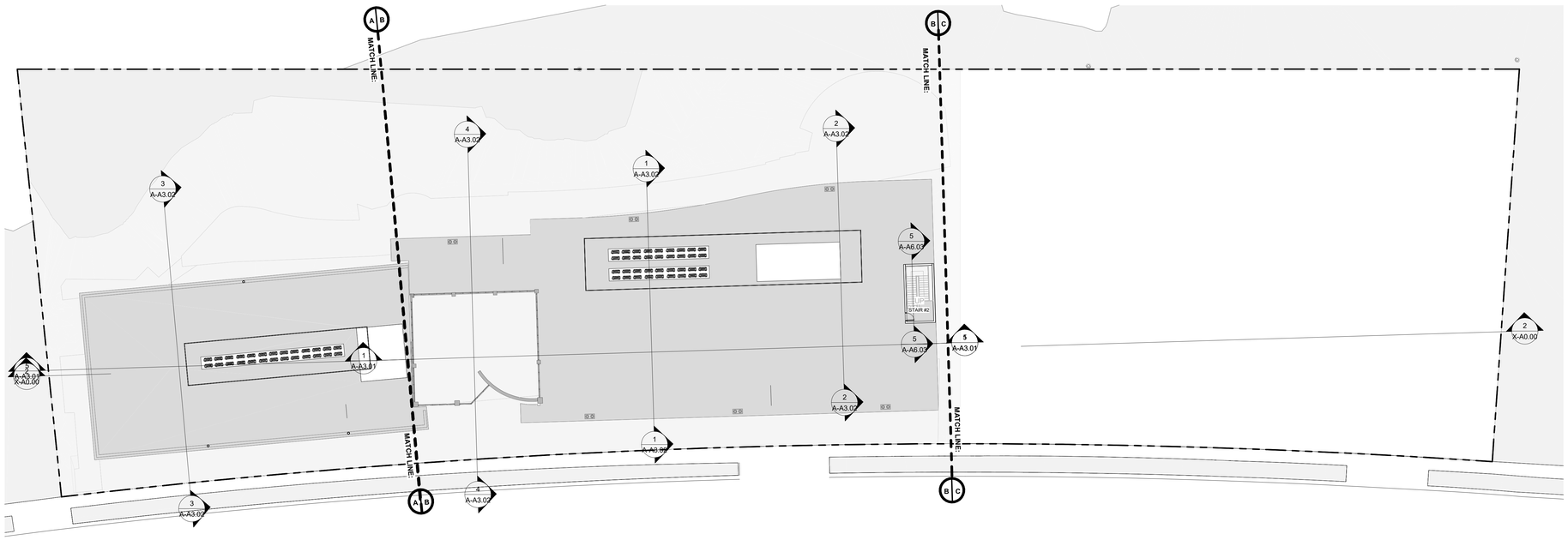
Scale 3/64" = 1'-0"

09/08/25



1 OVERALL SITE LEVEL 5

3/64" = 1'-0"



2 OVERALL SITE LEVEL 4

3/64" = 1'-0"

KEYNOTES

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
OVERALL FLOOR PLANS

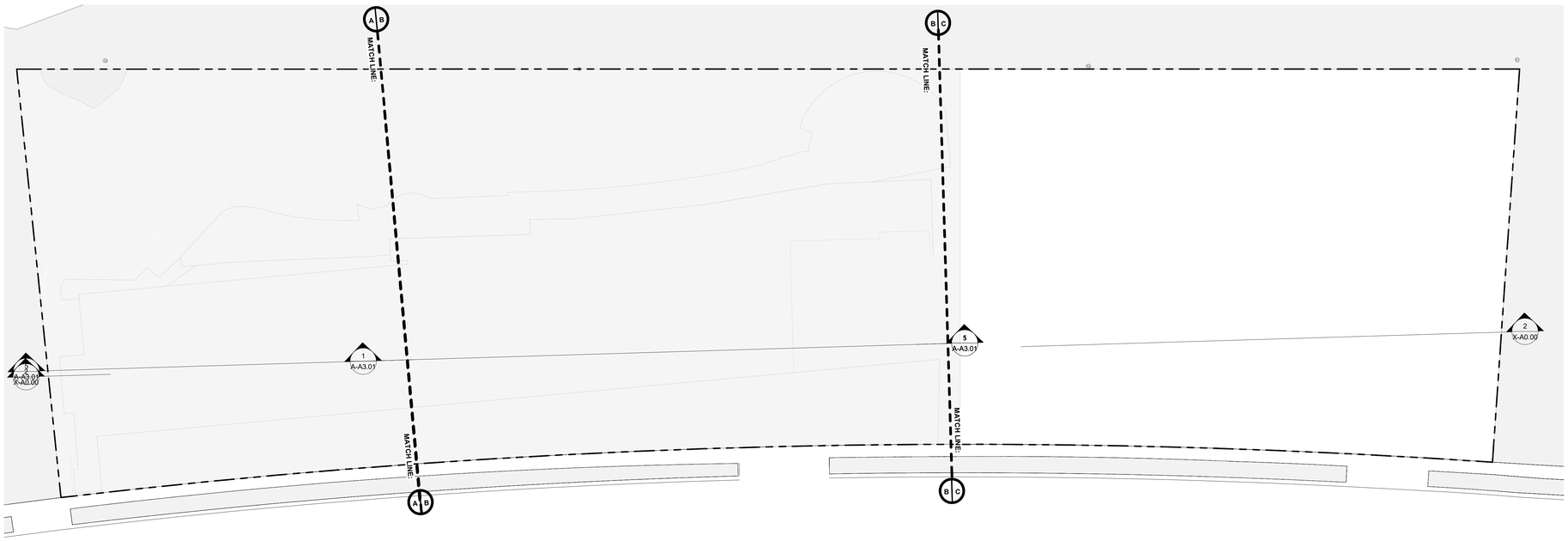
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A1.03

Scale 3/64" = 1'-0"

02/09/26



1 OVERALL SITE LEVEL 6 (BLDG B ROOF)
3/64" = 1'-0"

KEYNOTES

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

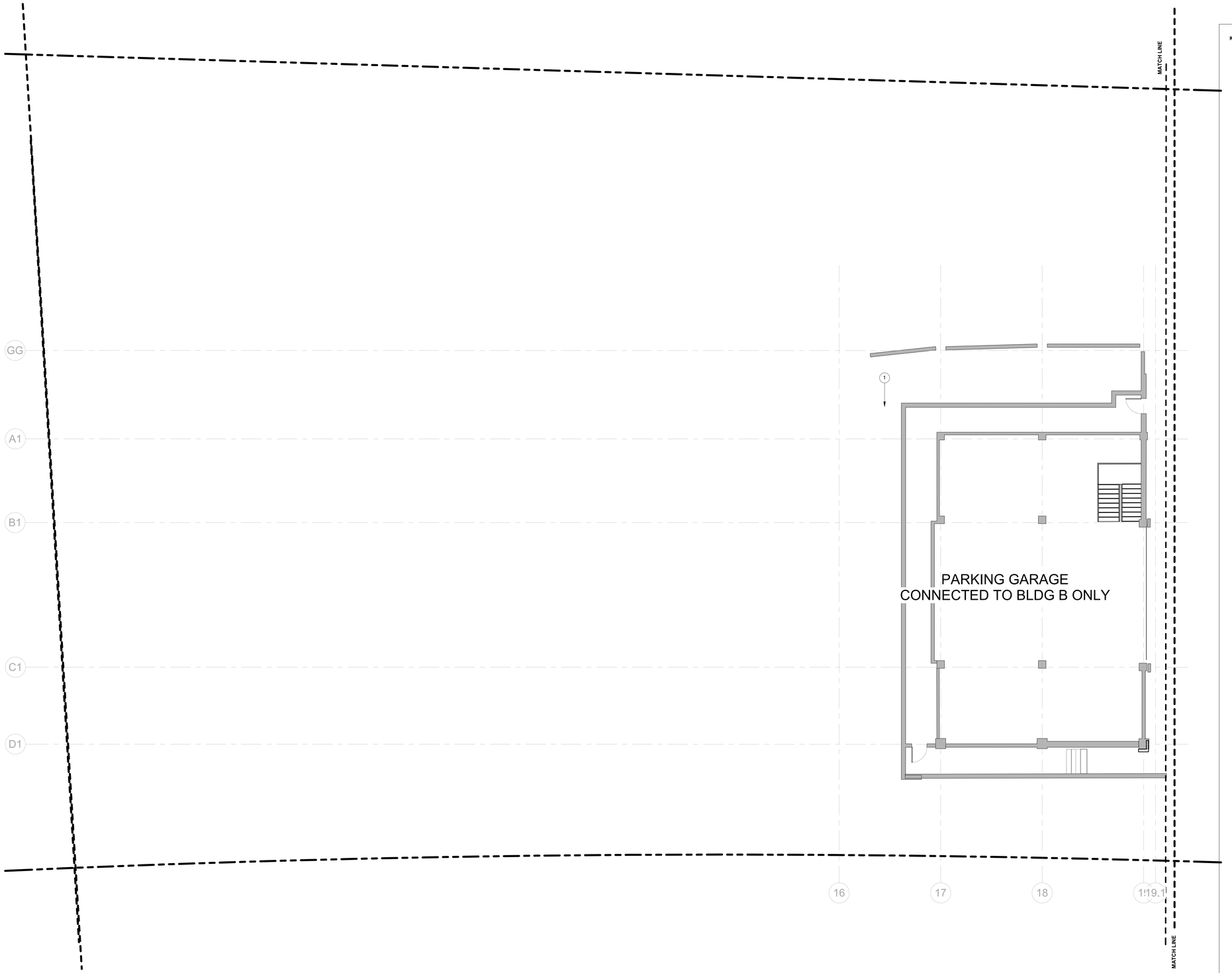
DRAWING TITLE:
OVERALL FLOOR PLANS

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A1.04

Scale 3/64" = 1'-0"

02/09/26



1 BLDG A.2 - LEVEL 0 PLAN
1/8" = 1'-0"

KEYNOTES

FSY ARCHITECTS
2902 KNOX AVE., 2ND FLOOR
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PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: Client Address

DRAWING TITLE:
BLDG A.2 - LEVEL 0

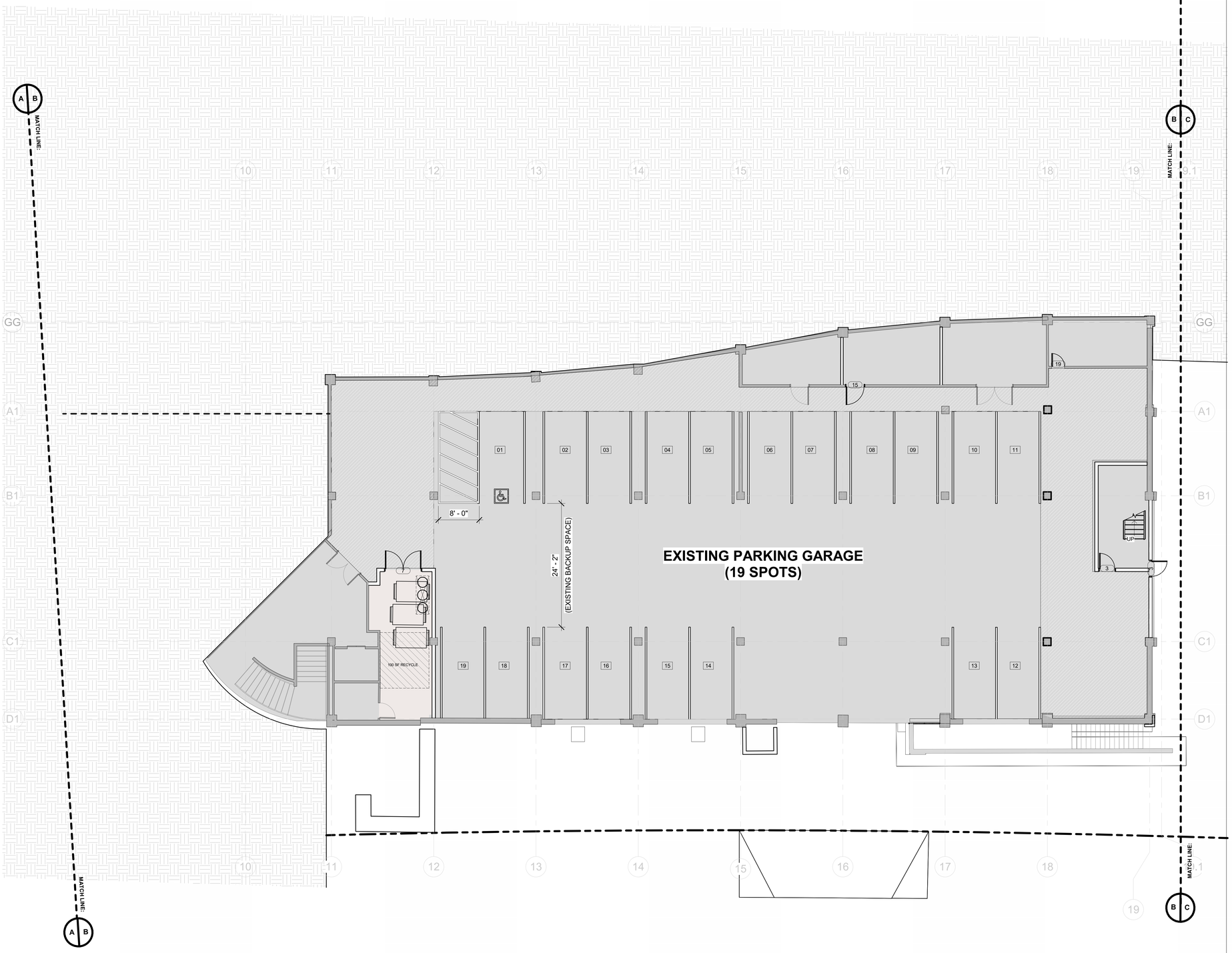
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A2.00

Scale 1/8" = 1'-0"

11/18/25



BUILDING A.2
LEVEL 1 PLAN
1/8" = 1'-0"

KEYNOTES

1. EXISTING WALL TO REMAIN
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING CONCRETE FLOOR TO REMAIN.
4. EXISTING DRIVEWAY TO REMAIN
5. EXISTING SITE CONCRETE TO BE MODIFIED.
6. EXISTING RAISED PLANTER TO REMAIN.
7. EXISTING COLUMN TO REMAIN.
8. NEW INTERIOR PARTITION WALL. SEE WALL TYPES.
9. NEW INTERIOR EGRESS STAIRCASE.

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PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS: Client Address

KEY PLAN

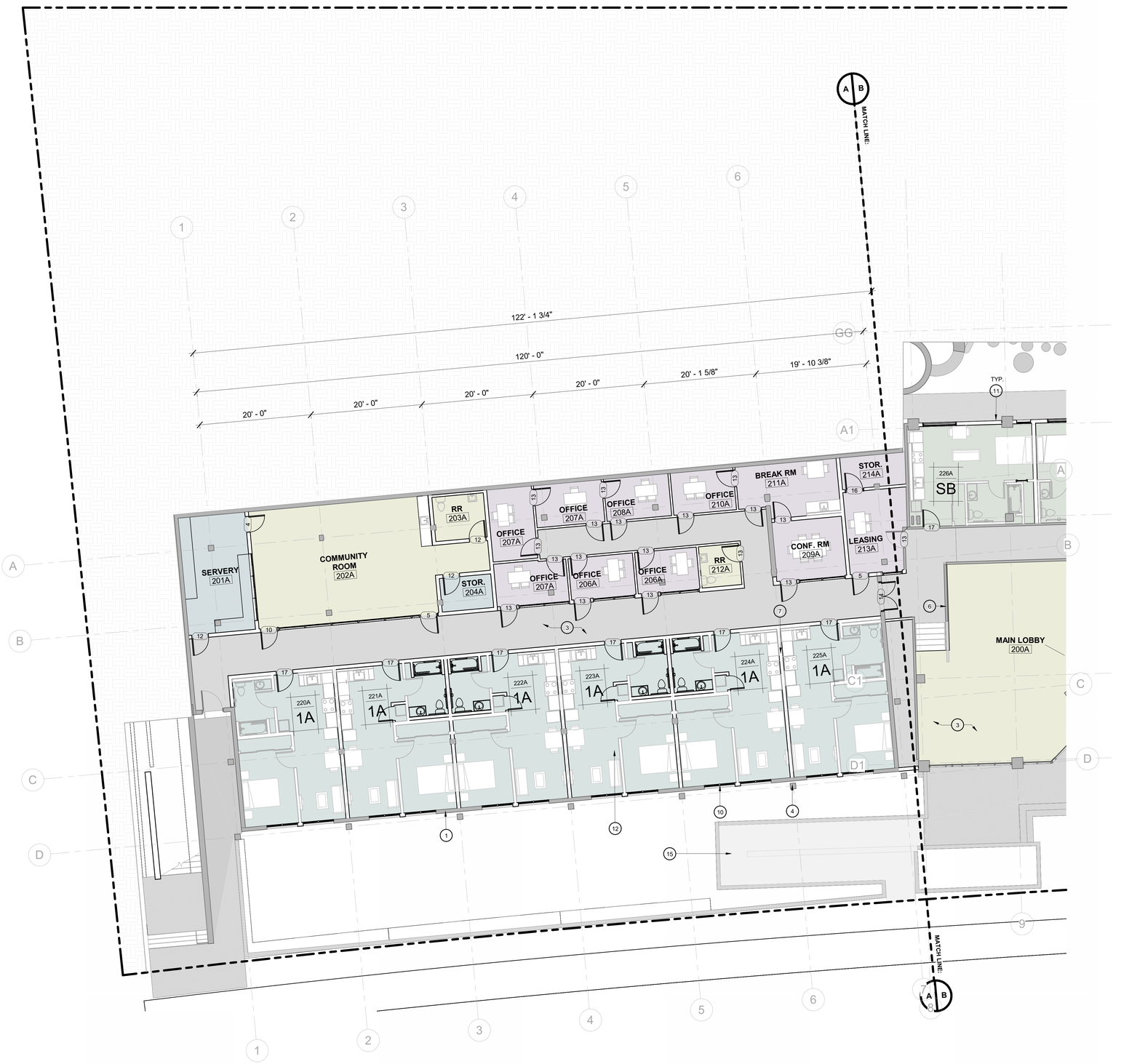
DRAWING TITLE:
BLDG A.2 - LEVEL 1

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A2.01

Scale: As indicated

09/08/25



1 BUILDING A.1
LEVEL 2 PLAN
1/8" = 1'-0"

KEYNOTES

1. EXISTING WALL TO REMAIN
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING FLOOR TO REMAIN.
4. EXISTING COLUMN TO REMAIN.
5. EXISTING ELEVATOR TO REMAIN.
6. EXISTING LOW HEIGHT WALL TO REMAIN.
7. NEW INTERIOR PARTITION WALL. SEE WALL TYPES.
8. NEW INTERIOR EGRESS STAIRCASE.
9. NEW WALL INFILL.
10. NEW WINDOW.
11. NEW EXTERIOR WALL.
12. NEW INTERIOR LAYOUT. SEE ENLARGED UNIT PLANS, A-A6.01.
13. EXISTING RAISED PLANTER TO REMAIN.
14. EXISTING EXTERIOR CONCRETE FLOOR TO REMAIN.
15. EXISTING EXTERIOR RAMP TO REMAIN.

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600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

KEY PLAN

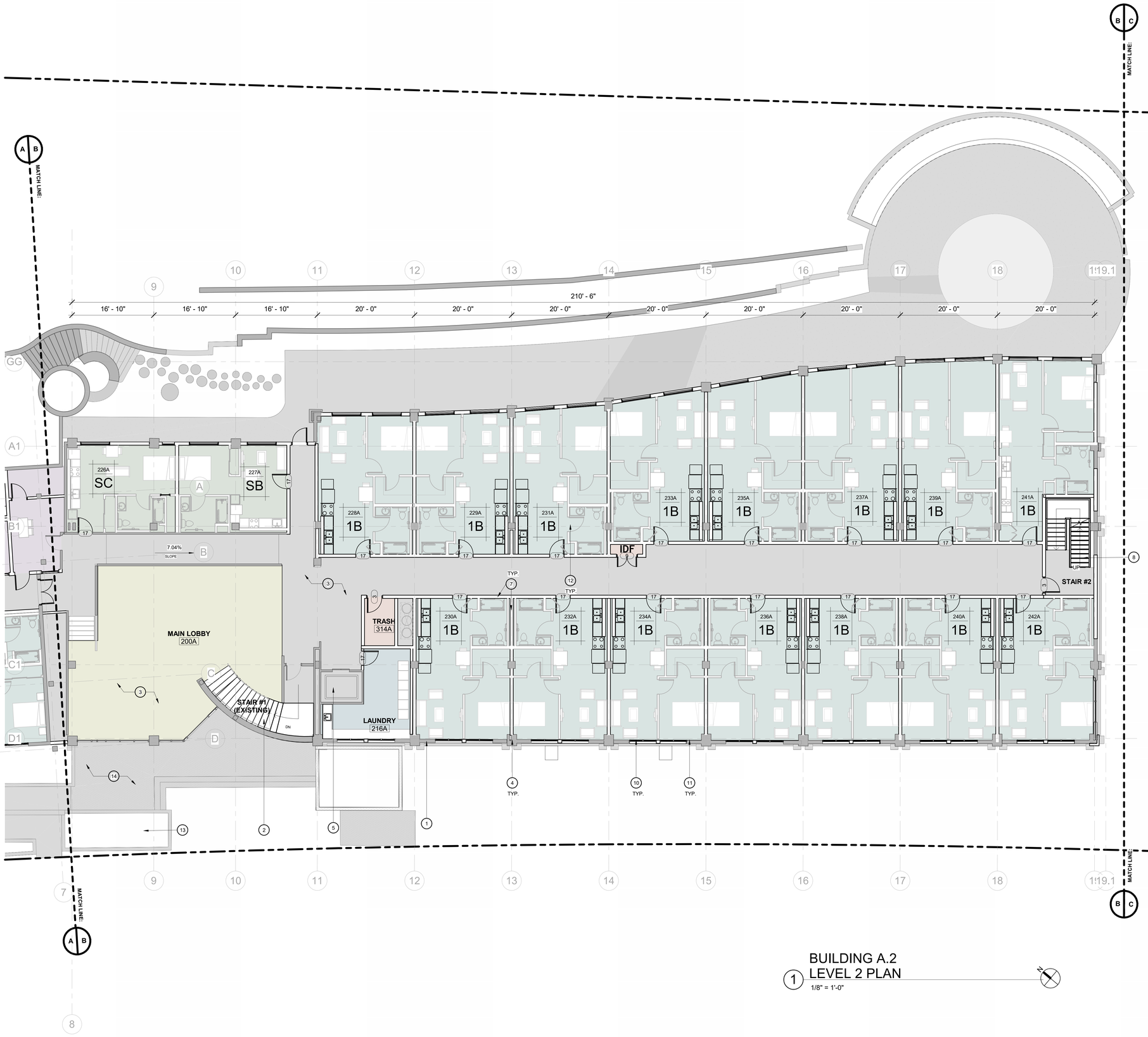
DRAWING TITLE:
BLDG A.1 - LEVEL 2

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A2.02

Scale As indicated

10/03/25



BUILDING A.2
1 LEVEL 2 PLAN
1/8" = 1'-0"

KEYNOTES

1. EXISTING WALL TO REMAIN
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING FLOOR TO REMAIN.
4. EXISTING COLUMN TO REMAIN.
5. EXISTING ELEVATOR TO REMAIN.
6. EXISTING LOW HEIGHT WALL TO REMAIN.
7. NEW INTERIOR PARTITION WALL. SEE WALL TYPES.
8. NEW INTERIOR EGRESS STAIRCASE.
9. NEW WALL INFILL.
10. NEW WINDOW.
11. NEW EXTERIOR WALL.
12. NEW INTERIOR LAYOUT. SEE ENLARGED UNIT PLANS, A-A6.01.
13. EXISTING RAISED PLANTER TO REMAIN.
14. EXISTING EXTERIOR CONCRETE FLOOR TO REMAIN.

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PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS: Client Address

KEY PLAN

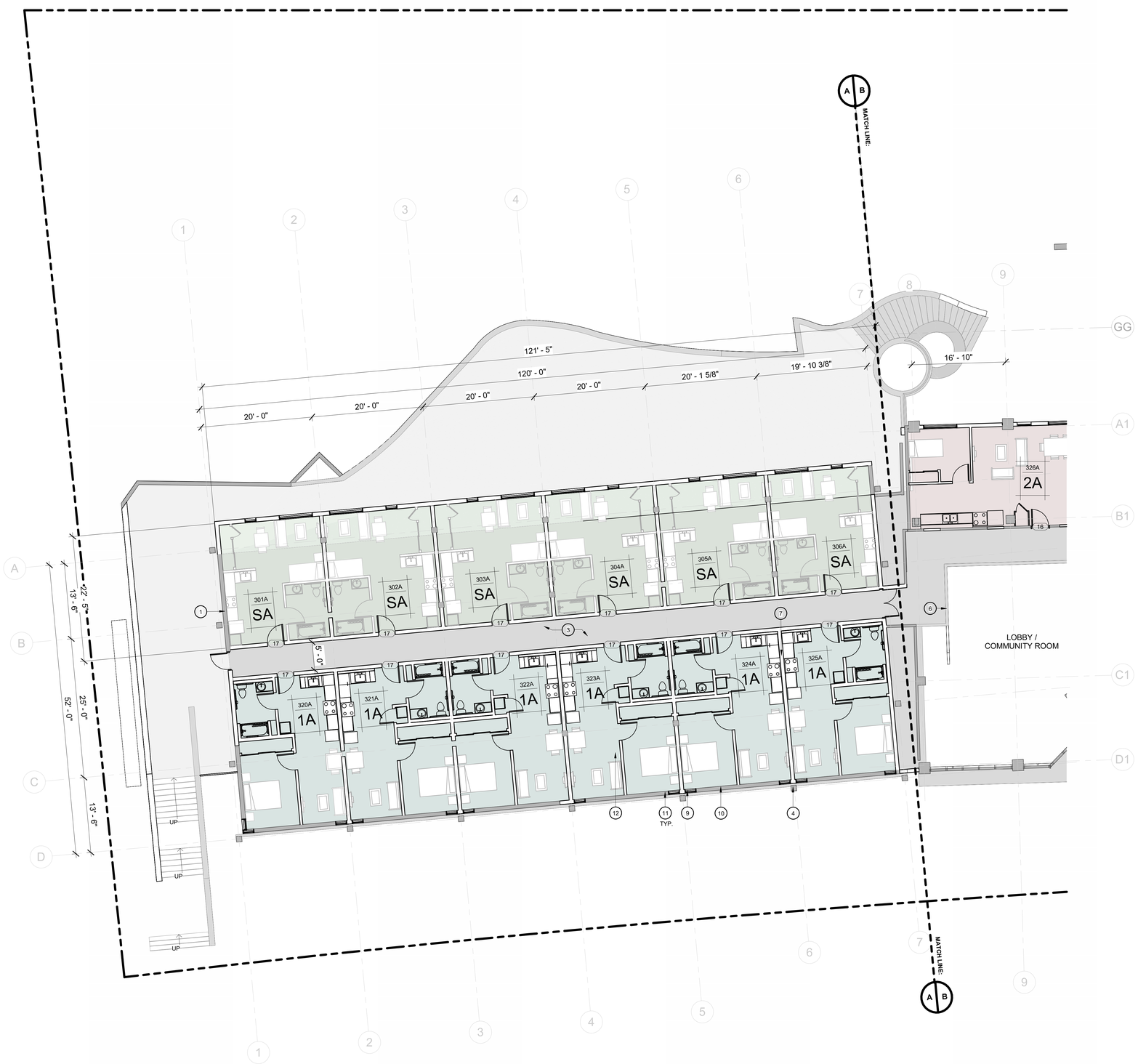
DRAWING TITLE:
BLDG A.2 - LEVEL 2

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A2.03

Scale: As indicated

10/03/25



BUILDING A.1
LEVEL 3 PLAN
1/8" = 1'-0"

KEYNOTES

1. EXISTING WALL TO REMAIN
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING FLOOR TO REMAIN.
4. EXISTING COLUMN TO REMAIN.
5. EXISTING ELEVATOR TO REMAIN.
6. EXISTING LOW HEIGHT WALL TO REMAIN.
7. NEW INTERIOR PARTITION WALL. SEE WALL TYPES.
8. NEW INTERIOR EGRESS STAIRCASE.
9. NEW WALL INFILL.
10. NEW WINDOW.
11. NEW EXTERIOR WALL.
12. NEW INTERIOR LAYOUT. SEE ENLARGED UNIT PLANS, A-A6.01.

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600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

KEY PLAN

DRAWING TITLE:
BLDG A.1 - LEVEL 3

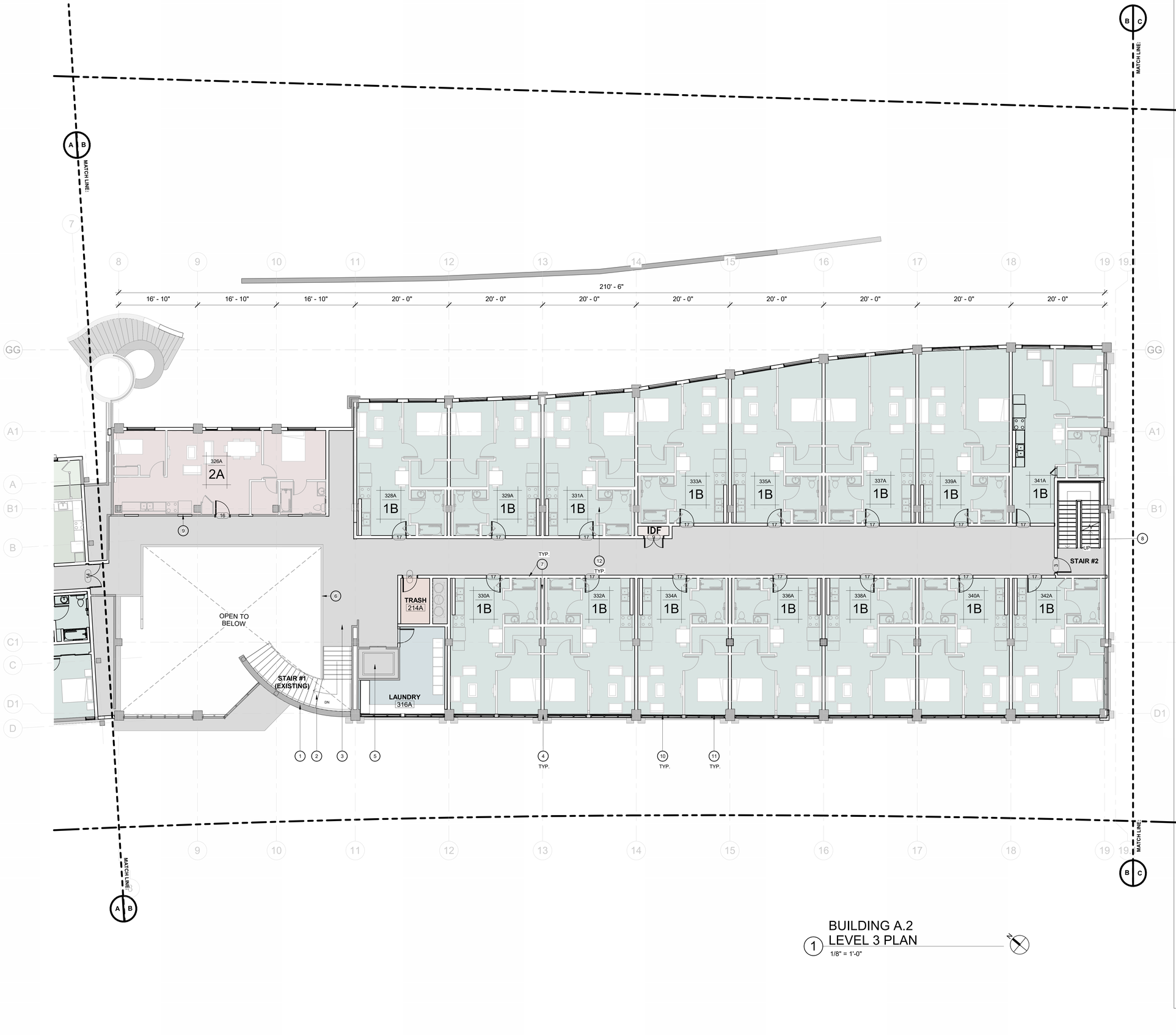
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A2.04

Scale: As indicated

10/03/25



BUILDING A.2
LEVEL 3 PLAN

1/8" = 1'-0"

KEYNOTES

1. EXISTING WALL TO REMAIN
2. EXISTING EGRESS STAIR TO REMAIN.
3. EXISTING FLOOR TO REMAIN.
4. EXISTING COLUMN TO REMAIN.
5. EXISTING ELEVATOR TO REMAIN.
6. EXISTING LOW HEIGHT WALL TO REMAIN.
7. NEW INTERIOR PARTITION WALL. SEE WALL TYPES.
8. NEW INTERIOR EGRESS STAIRCASE.
9. NEW WALL INFILL.
10. NEW WINDOW.
11. NEW EXTERIOR WALL.
12. NEW INTERIOR LAYOUT. SEE ENLARGED UNIT PLANS, A-A6.01.

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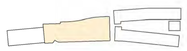
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS: Client Address

KEY PLAN



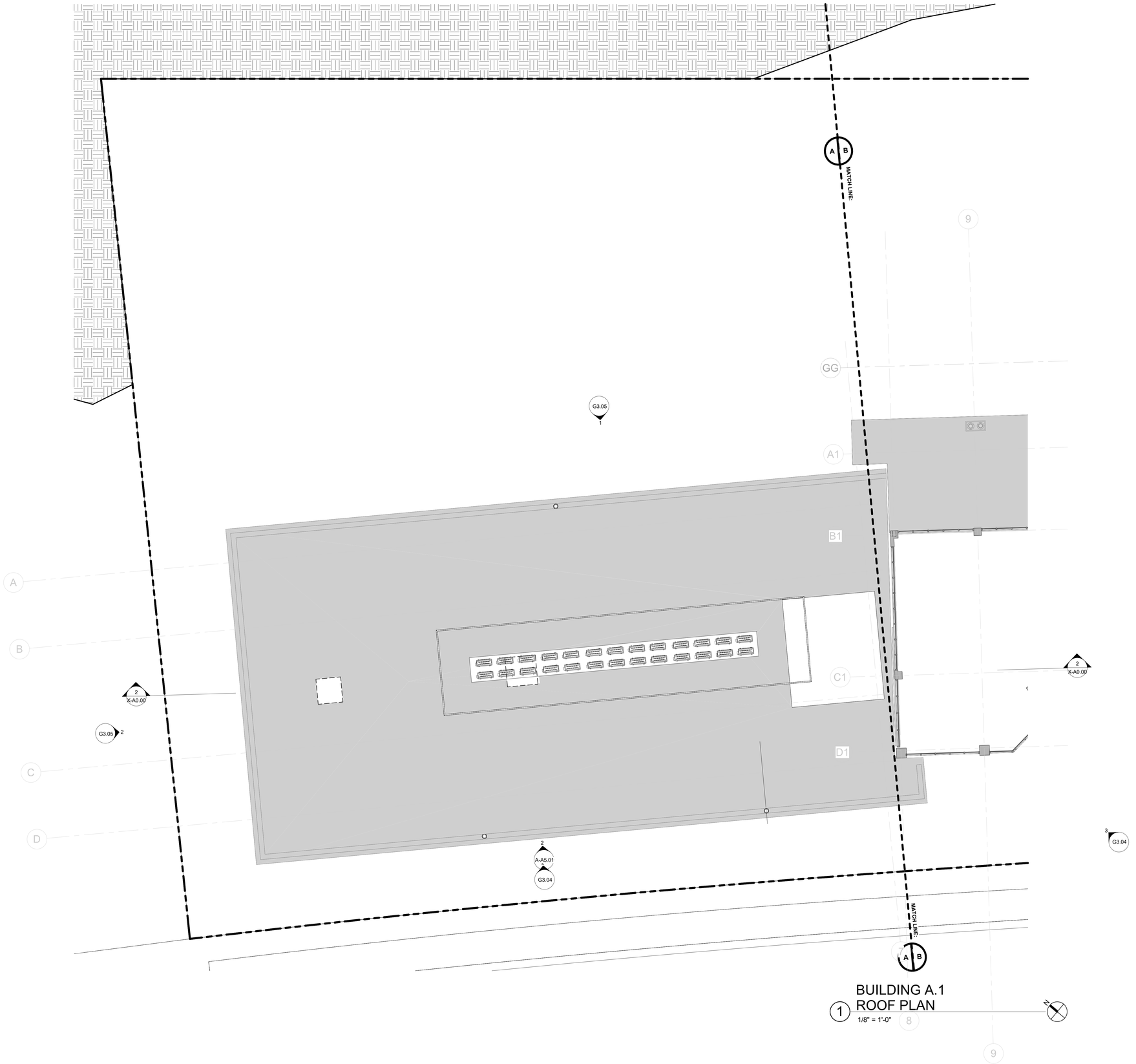
DRAWING TITLE:
BLDG A.2 - LEVEL 3

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A2.05

Scale: As indicated

10/03/25



BUILDING A.1
ROOF PLAN

1 1/8" = 1'-0"

KEYNOTES

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600 N. ROSEMEAD AVE,
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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

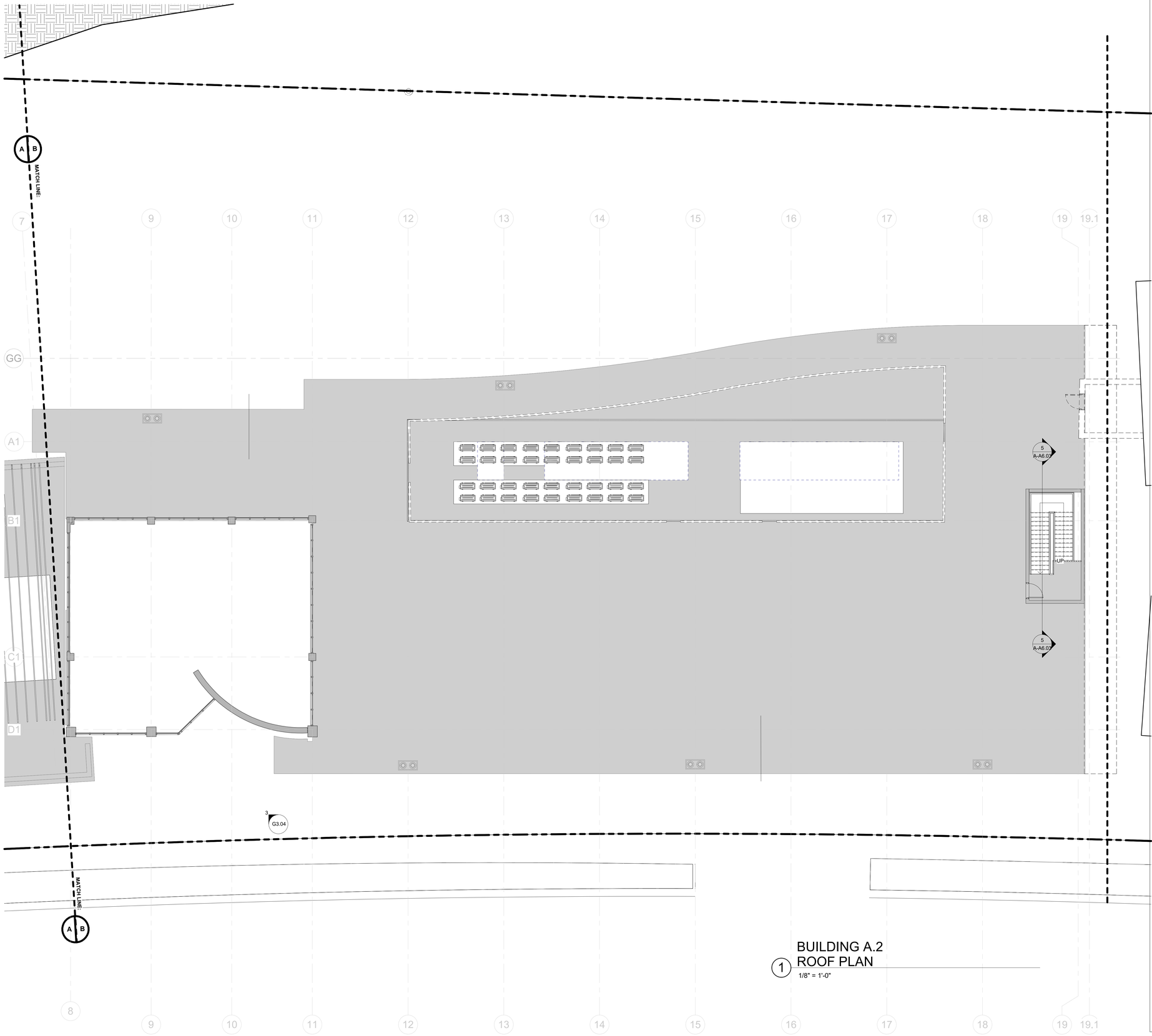
DRAWING TITLE:
BLDG A.1 - ROOF

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A2.06

Scale 1/8" = 1'-0"

11/20/25



BUILDING A.2 ROOF PLAN

1/8" = 1'-0"

KEYNOTES

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PROJECT NUMBER -

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ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
BLDG A.2 - ROOF

PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

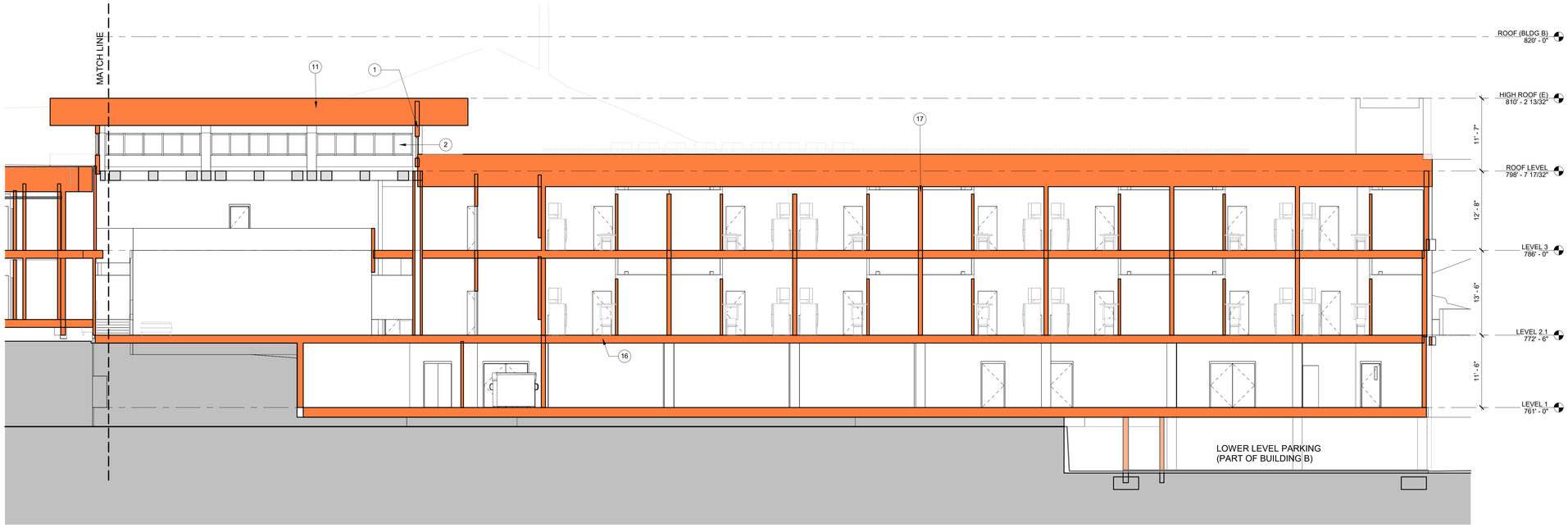
A-A2.07

Scale 1/8" = 1'-0"

09/08/25

5 BUILDING A - LONGITUDINAL SECTION

1/8" = 1'-0"



1 BUILDING A - LONGITUDINAL SECTION

1/8" = 1'-0"

KEYNOTES

1. EXISTING EXTERIOR WALL/ FINISH TO REMAIN
2. EXISTING STOREFRONT TO REMAIN.
3. EXISTING EXPOSED COLUMN TO REMAIN. (SEE STRUCTURAL PLANS)
4. EXISTING EXPOSED BEAM TO REMAIN. (SEE STRUCTURAL PLANS)
5. EXISTING EXTERIOR STEPS TO REMAIN.
6. EXISTING RAISED PLANTER TO REMAIN.
7. NEW WINDOW PER PLAN. SEE WINDOW SCHEDULE
8. NEW EXTERIOR WALL. FINISH TO BE STUCCO COLOR #1.
9. NEW EXTERIOR WALL. FINISH TO BE STUCCO COLOR #2.
10. NEW PROPOSED BUILDING B WITH SEPARATE PERMIT.
11. EXISTING ROOF STRUCTURE TO REMAIN.
12. NEW WALL INFILL WITHIN EXISTING WALL.
13. EXISTING RAILING TO REMAIN
14. EXISTING PATIO TO REMAIN.
15. NEW EGRESS STAIRCASE. SEE A-A6.03
16. EXISTING FLOOR ASSEMBLY TO REMAIN.
17. NEW PARTITION WALL.

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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
BLDG A - SECTIONS

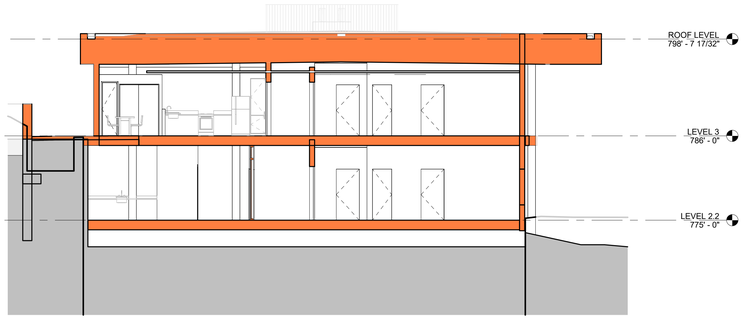
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A3.01

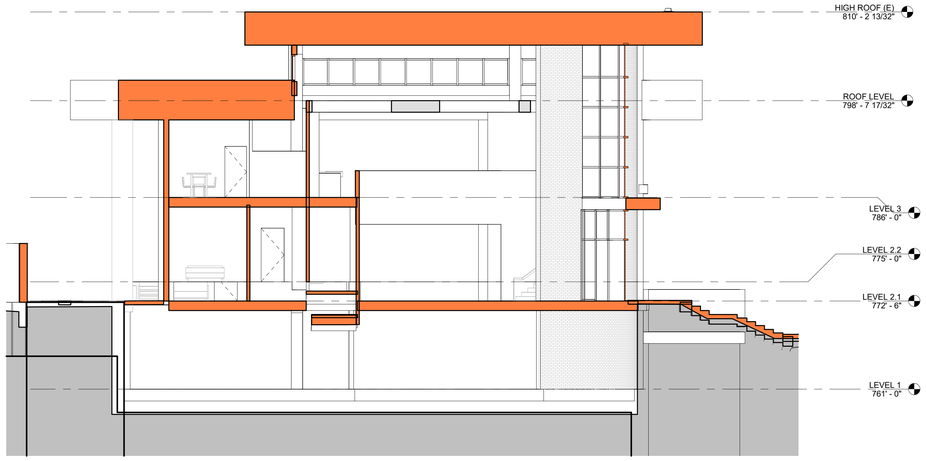
Scale 1/8" = 1'-0"

10/03/25



3 BUILDING A - CROSS SECTION 1

1/8" = 1'-0"

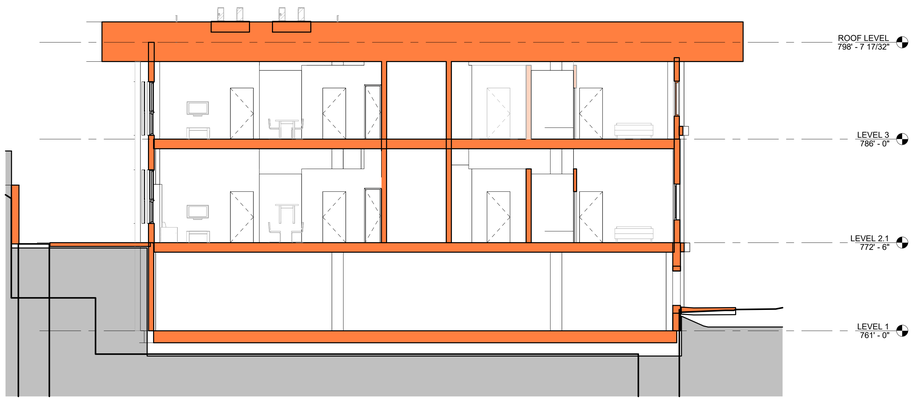


4 BUILDING A - CROSS SECTION 2

1/8" = 1'-0"

2 BUILDING A - CROSS SECTION 4

1/8" = 1'-0"



1 BUILDING A - CROSS SECTION 3

1/8" = 1'-0"

KEYNOTES

1. EXISTING EXTERIOR WALL/ FINISH TO REMAIN
2. EXISTING STOREFRONT TO REMAIN.
3. EXISTING EXPOSED COLUMN TO REMAIN. (SEE STRUCTURAL PLANS)
4. EXISTING EXPOSED BEAM TO REMAIN. (SEE STRUCTURAL PLANS)
5. EXISTING EXTERIOR STEPS TO REMAIN.
6. EXISTING RAISED PLANTER TO REMAIN.
7. NEW WINDOW PER PLAN. SEE WINDOW SCHEDULE
8. NEW EXTERIOR WALL. FINISH TO BE STUCCO COLOR #1.
9. NEW EXTERIOR WALL. FINISH TO BE STUCCO COLOR #2.
10. NEW PROPOSED BUILDING B WITH SEPARATE PERMIT.
11. EXISTING ROOF STRUCTURE TO REMAIN.
12. NEW WALL INFILL WITHIN EXISTING WALL.
13. EXISTING RAILING TO REMAIN
14. EXISTING PATIO TO REMAIN.
15. NEW EGRESS STAIRCASE. SEE A-A6.03
16. EXISTING FLOOR ASSEMBLY TO REMAIN.
17. NEW PARTITION WALL.

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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
BLDG A - SECTIONS

PLAN CHECK

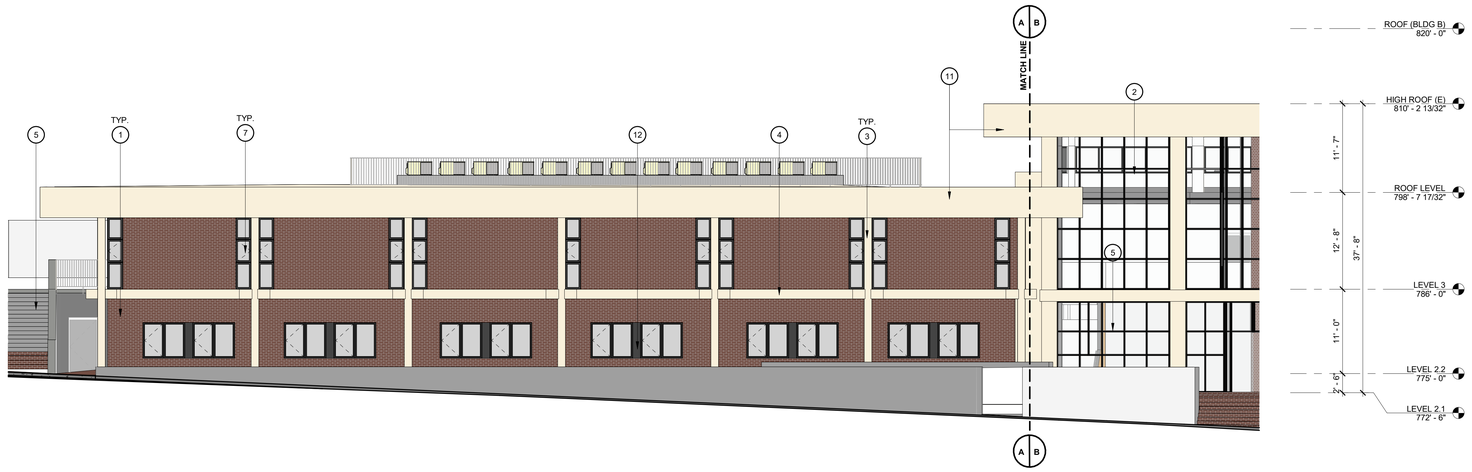
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A3.02

Scale 1/8" = 1'-0"

12/11/25

1 WEST ELEVATION (FULL SITE)
3/64" = 1'-0"



BUILDING A (PART 1)
2 WEST ELEVATION
1/8" = 1'-0"

BUILDING A (PART 2)
3 WEST ELEVATION
1/8" = 1'-0"

KEYNOTES

1. EXISTING EXTERIOR WALL/ FINISH TO REMAIN
2. EXISTING STOREFRONT TO REMAIN.
3. EXISTING EXPOSED COLUMN TO REMAIN. (SEE STRUCTURAL PLANS)
4. EXISTING EXPOSED BEAM TO REMAIN. (SEE STRUCTURAL PLANS)
5. EXISTING EXTERIOR STEPS TO REMAIN.
6. EXISTING RAISED PLANTER TO REMAIN.
7. NEW WINDOW PER PLAN. SEE WINDOW SCHEDULE
8. NEW EXTERIOR WALL. FINISH TO BE STUCCO COLOR #1.
9. NEW EXTERIOR WALL. FINISH TO BE STUCCO COLOR #2.
10. NEW PROPOSED BUILDING B WITH SEPARATE PERMIT.
11. EXISTING ROOF STRUCTURE TO REMAIN.
12. NEW WALL INFILL WITHIN EXISTING WALL.
13. EXISTING RAILING TO REMAIN
14. EXISTING PATIO TO REMAIN.
15. NEW EGRESS STAIRCASE. SEE A-A6.03
16. EXISTING FLOOR ASSEMBLY TO REMAIN.
17. NEW PARTITION WALL.

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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
BLDG A - ELEVATIONS

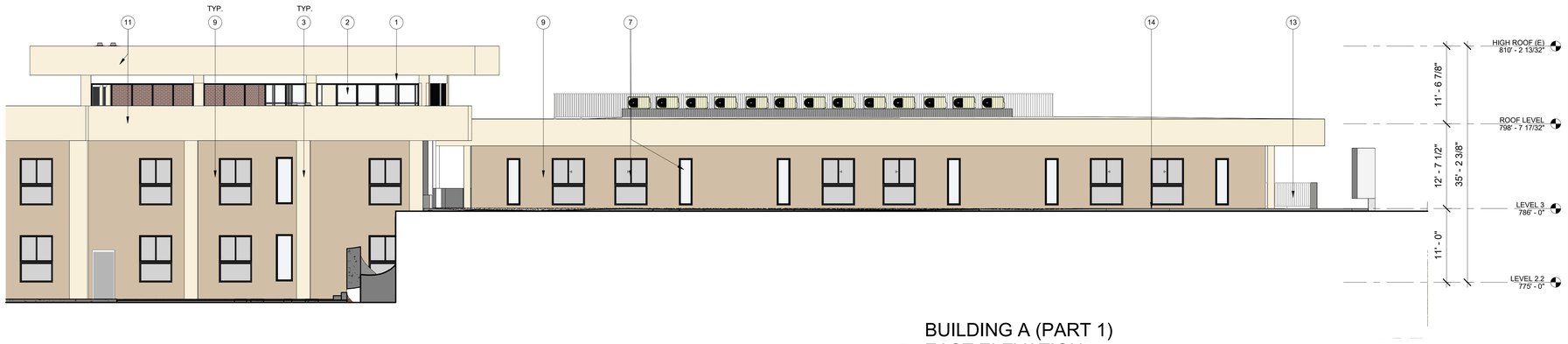
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A4.01

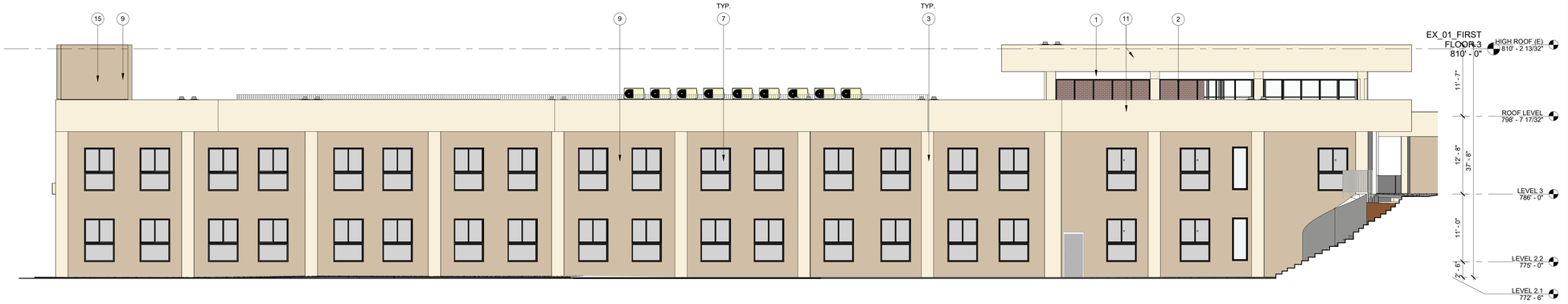
Scale As indicated

10/06/25



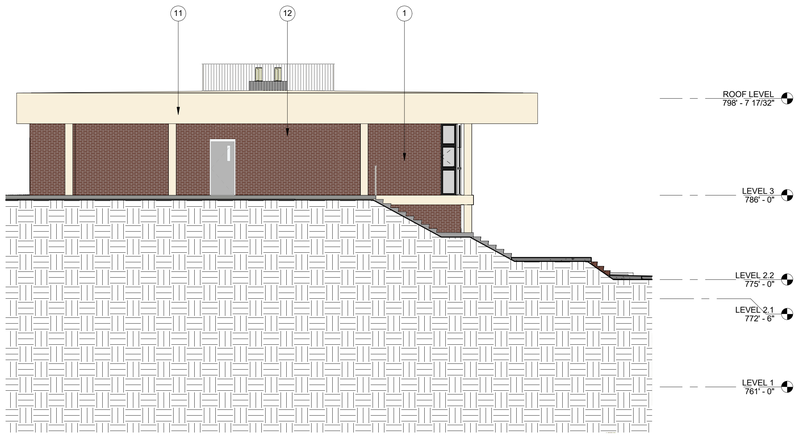
BUILDING A (PART 1) EAST ELEVATION

2 — 1/8" = 1'-0"



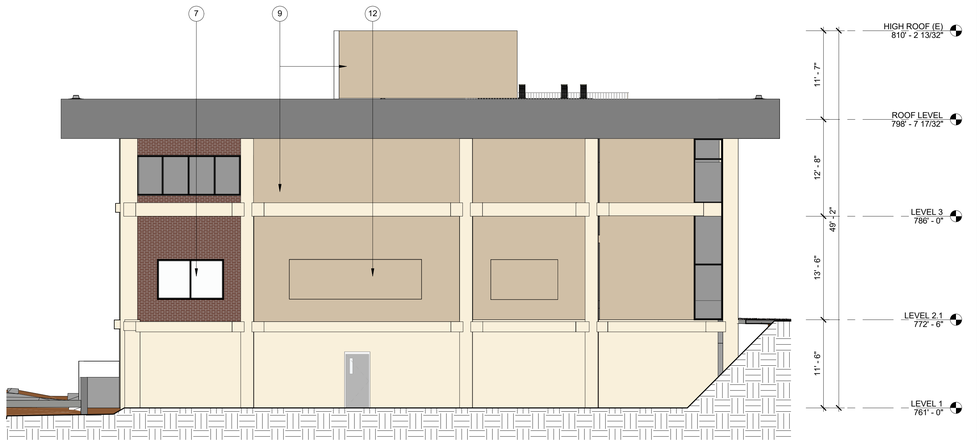
BUILDING (PART 2) EAST ELEVATION

1 — 1/8" = 1'-0"



BUILDING A NORTH ELEVATION

3 — 1/8" = 1'-0"



BUILDING A SOUTH ELEVATION

4 — 1/8" = 1'-0"

KEYNOTES

1. EXISTING EXTERIOR WALL/ FINISH TO REMAIN
2. EXISTING STOREFRONT TO REMAIN.
3. EXISTING EXPOSED COLUMN TO REMAIN. (SEE STRUCTURAL PLANS)
4. EXISTING EXPOSED BEAM TO REMAIN. (SEE STRUCTURAL PLANS)
5. EXISTING EXTERIOR STEPS TO REMAIN.
6. EXISTING RAISED PLANTER TO REMAIN.
7. NEW WINDOW PER PLAN. SEE WINDOW SCHEDULE
8. NEW EXTERIOR WALL. FINISH TO BE STUCCO COLOR #1.
9. NEW EXTERIOR WALL. FINISH TO BE STUCCO COLOR #2.
10. NEW PROPOSED BUILDING B WITH SEPARATE PERMIT.
11. EXISTING ROOF STRUCTURE TO REMAIN.
12. NEW WALL INFILL WITHIN EXISTING WALL.
13. EXISTING RAILING TO REMAIN
14. EXISTING PATIO TO REMAIN.
15. NEW EGRESS STAIRCASE. SEE A-A6.03
16. EXISTING FLOOR ASSEMBLY TO REMAIN.
17. NEW PARTITION WALL.

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
BLDG A - ELEVATIONS

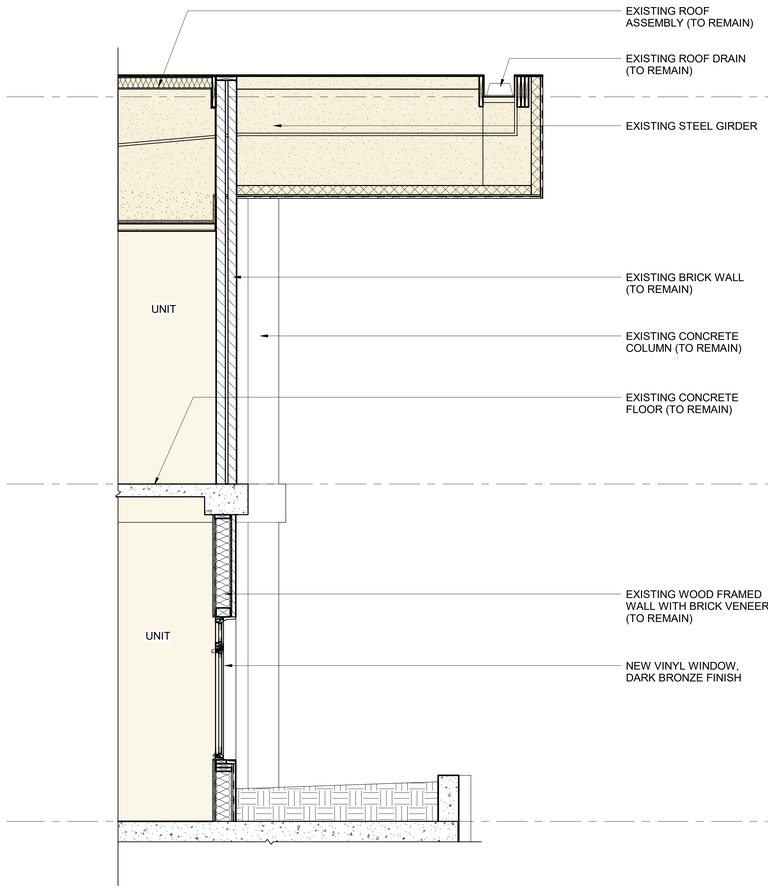
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A4.02

Scale 1/8" = 1'-0"

10/06/25



1 WALL SECTION @ WEST WALL
1/2" = 1'-0"

2 BUILDING A ELEVATION @ WEST WALL
1/2" = 1'-0"

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600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING
CLIENT ADDRESS:

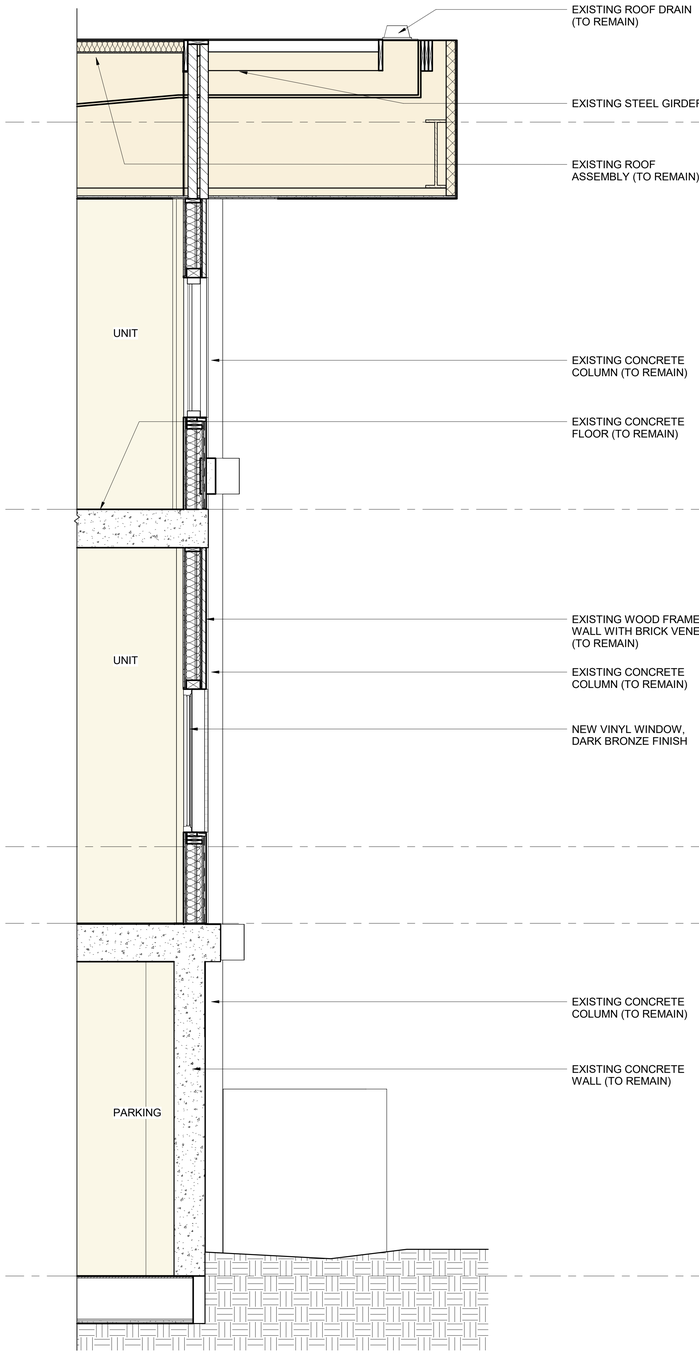
DRAWING TITLE:
WALL SECTIONS

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A5.01

Scale 1/2" = 1'-0"

03/06/26



1 WALL SECTION @ WEST WALL 2

1/2" = 1'-0"

2 BUILDING A WEST WALL

1/2" = 1'-0"

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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

DRAWING TITLE:
WALL SECTIONS

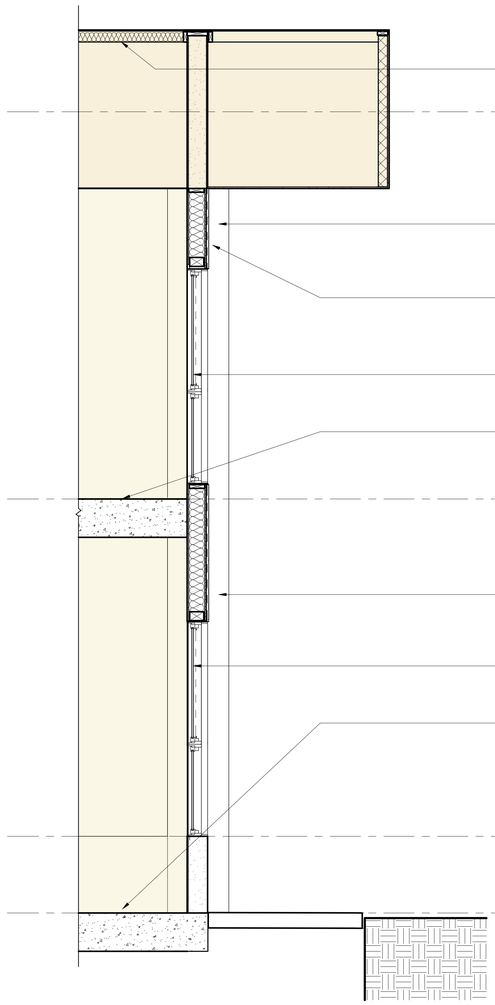
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A5.02

Scale 1/2" = 1'-0"

03.09.26



1 WALL SECTION @ EAST WALL
1/2" = 1'-0"

2 BUILDING A - EAST WALL
1/2" = 1'-0"

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CLIENT NAME:
ELYSIAN HOUSING
CLIENT ADDRESS:

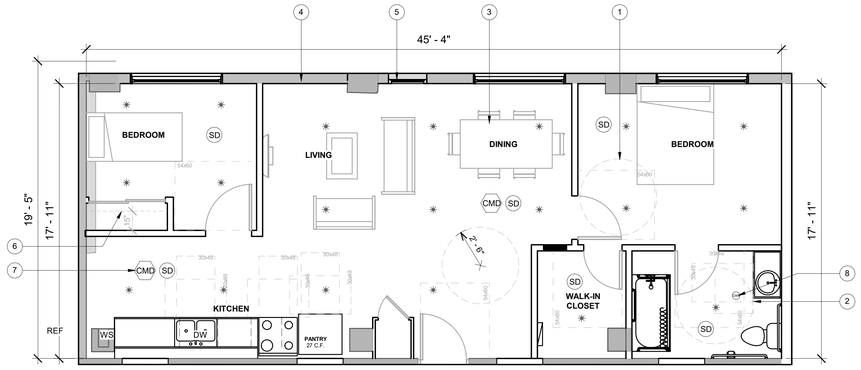
DRAWING TITLE:
WALL SECTIONS

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A5.03

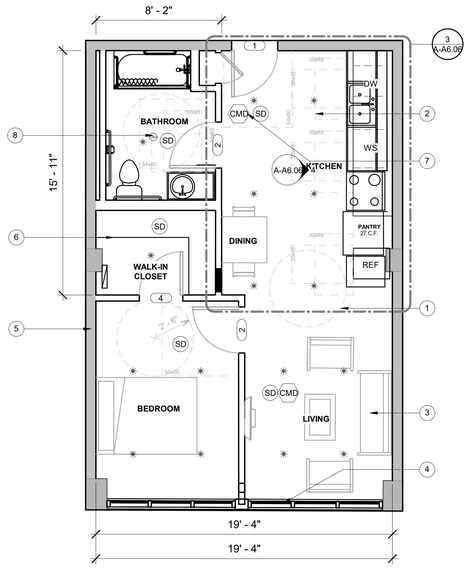
Scale 1/2" = 1'-0"

03/09/26



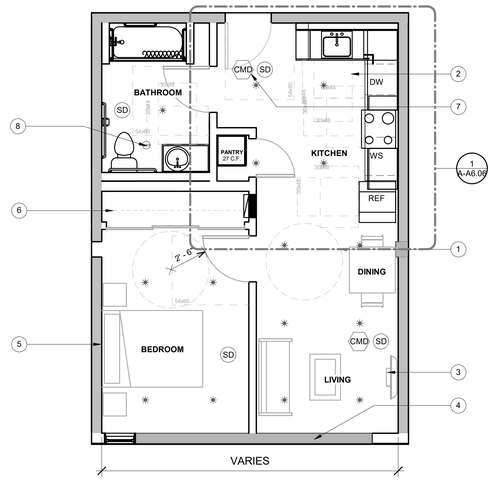
6 2 BEDROOM TYPE A

1/4" = 1'-0"



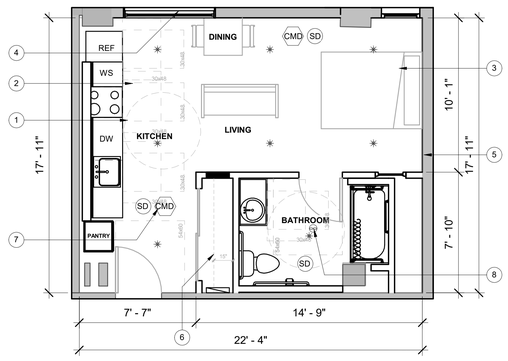
5 1 BEDROOM TYPE B

1/4" = 1'-0"



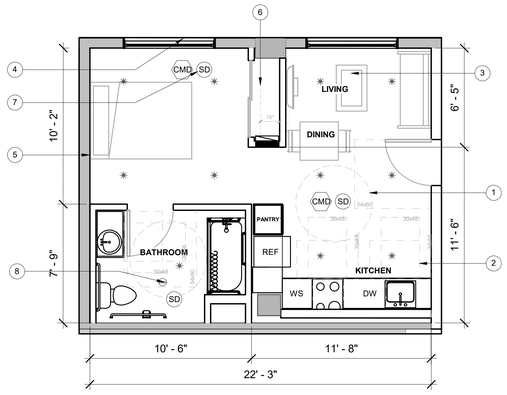
4 1 BEDROOM TYPE A

1/4" = 1'-0"



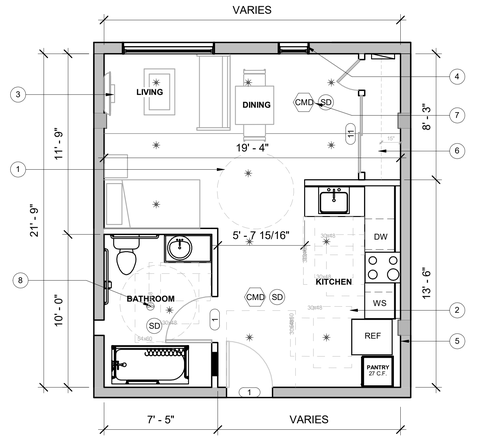
3 STUDIO TYPE C

1/4" = 1'-0"



2 STUDIO TYPE B

1/4" = 1'-0"



1 STUDIO TYPE A

1/4" = 1'-0"

KEYNOTES

1 ACCESSIBLE TURN-AROUND SPACE (5' - 0" D.I.A.)
2 ACCESSIBLE MANEUVERING SPACE (SIZE PER PLAN)
3 FURNITURE SHOWN FOR REFERENCE ONLY (N.I.C.)
4 WINDOWS ARE SHOWN FOR REFERENCE ONLY. SEE THE A2 - SERIES AND A6 - SERIES FOR MORE INFORMATION.
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6 15" MDF SHELF W/ CLOSET POLE (TYP. ALL BEDROOMS)
7 SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK UP.
8 EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM.(TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DEDUCTED TO TERMINATE OUTSIDE OF THE BUILDING AND HUMIDITY CONTROLLED.

COMMUNICATION FEATURES:

ALL COMMUNICATION FEATURE UNITS (SEE G0.00) SHALL HAVE THE FOLLOWING FEATURES COMPLYING WITH SECTION 11B-809.5 OF THE 2010 ADA STANDARDS:

- PROVIDE STROBE AND HORN ALARM APPLIANCE WITHIN THE DWELLING UNIT (NEAR SMOKE DETECTION SYSTEM). SUCH APPLIANCE SHOULD BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM AND THE UNIT'S SMOKE ALARM SYSTEM.
  ALL VISIBLE ALARM APPLIANCES SHALL PROVIDE NOTIFICATION OF RESIDENTIAL DWELLING UNIT SMOKE DETECTION, FIRE ALARM ACTIVATION, AND CARBON MONOXIDE DETECTION. ALL OTHER USES FOR SAID APPLIANCES SHALL BE PROHIBITED
- PROVIDE A HARDWIRED ELECTRIC DOORBELL AT UNIT ENTRANCE WHICH INITIATES AN AUDIBLE TONE AND A VISIBLE SIGNAL WITHIN THE DWELLING UNIT W/ 180 DEGREE RANGE OF VIEW (MANUF: SONIC ALERT DB 200 OR APPROVED EQUAL.)
- PROVIDE SMOKE DETECTION SYSTEM AND CARBON MONOXIDE DETECTION SYSTEM

MOBILITY FEATURES

ALL MOBILITY FEATURE UNITS (SEE G0.00) SHALL HAVE THE FOLLOWING MOBILITY FEATURES COMPLYING W/ 11B-809.2 THROUGH 11B-809.4 OF THE 2010 ADA STANDARDS:

- ACCESSIBLE ROUTE WITHIN RESIDENTIAL UNIT
- KITCHEN COMPLYING WITH 11B-804
- BATHROOM COMPLYING WITH 11B-603

LEGEND

- THRESHOLD. SEE 1/A6.11
- ELECTRICAL LOW VOLTAGE SEE 9/HA-A5.41
- A.S.L. — ASSISTED LISTENING DEVICES AND SYSTEM COMPLYING WITH 2022 CBC 11B-706.
- SPRINKLER HEAD ABOVE @ CEILING (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO BIDDING. GC TO COORDINATE W/ ALL TRADES)
- EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM.(TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- CMD — CARBON MONOXIDE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- SD — SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- T — SMART THERMOSTAT (ENERGY STAR), BRAEBURN MODEL 7205 (SEE G1.60)
- MB — MEDIA BOX (SEE ELECTRICAL PLANS)
- ELECTRICAL OUTLETS SHALL BE NO LOWER THAN 20" A.F.F. IN ANY SITUATION (SEE ELECTRICAL PLAN FOR LOCATIONS)
- ELECTRICAL PANEL SEE

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600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
BLDG A- ENLARGED UNIT PLANS

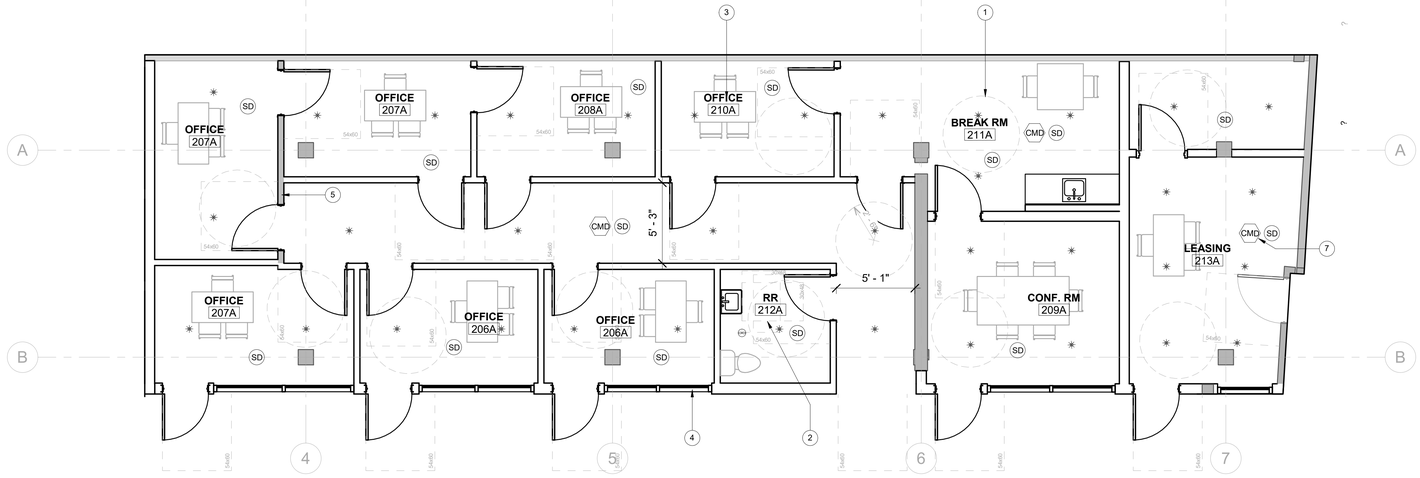
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A6.01

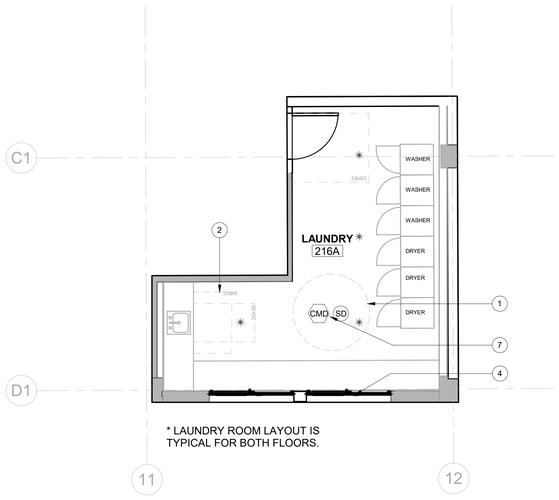
Scale 1/4" = 1'-0"

10/22/25



3 ENLARGED PLAN OFFICES

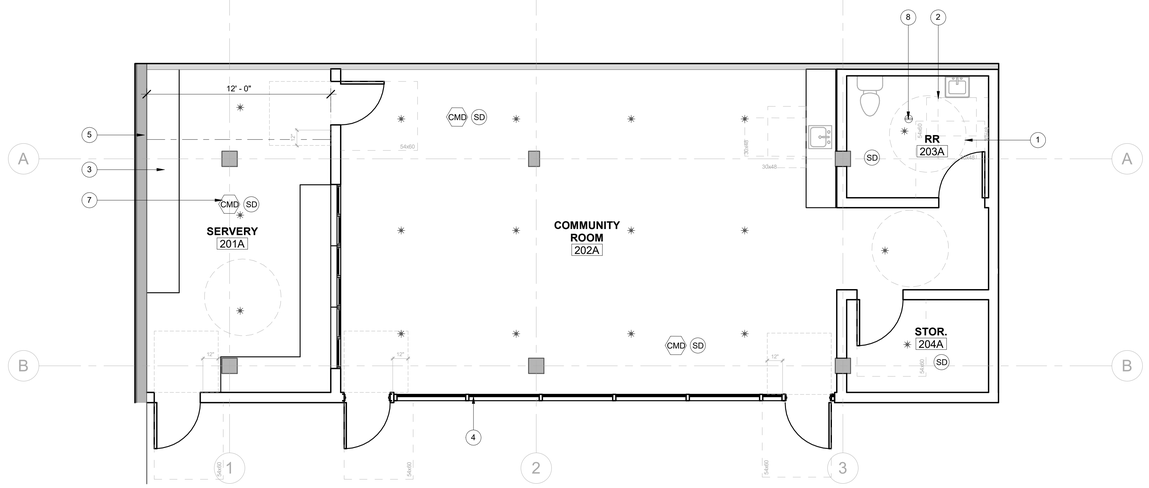
1/4" = 1'-0"



* LAUNDRY ROOM LAYOUT IS TYPICAL FOR BOTH FLOORS.

2 ENLARGED LAUNDRY ROOM

1/4" = 1'-0"



1 ENLARGED PLAN OFFICES

1/4" = 1'-0"

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- BATHROOM COMPLYING WITH 11B-603

LEGEND

- THRESHOLD. SEE 1/A6.11
- ELECTRICAL LOW VOLTAGE SEE 9/HA5.41
- A.S.L. — ASSISTED LISTENING DEVICES AND SYSTEM COMPLYING WITH 2022 CBC 11B-706.
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- ELECTRICAL PANEL SEE

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ELYSIAN HOUSING

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Client Address

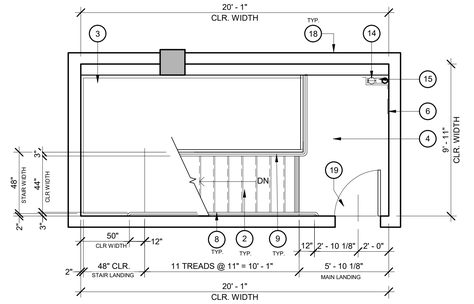
DRAWING TITLE:
BLDG A - ENLARGED COMMON AREA PLANS

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A6.02

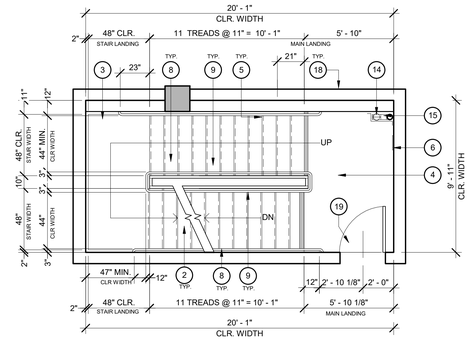
Scale 1/4" = 1'-0"

10/22/25



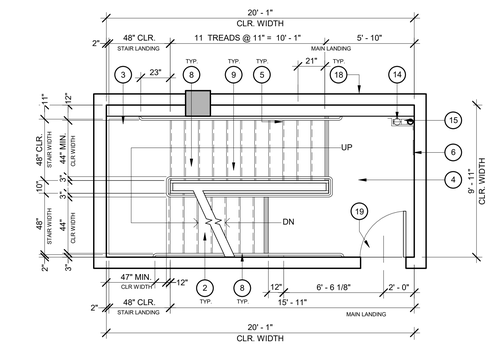
4 STAIR #2 (ROOF LEVEL)

1/4" = 1'-0"



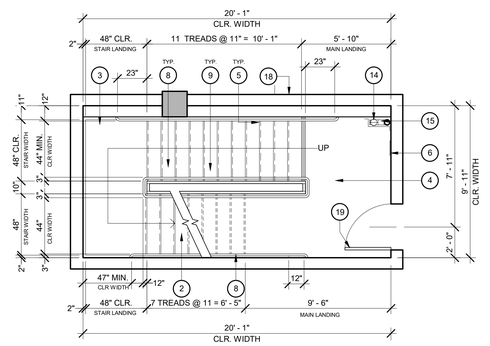
3 STAIR #2 (LEVEL 3)

1/4" = 1'-0"



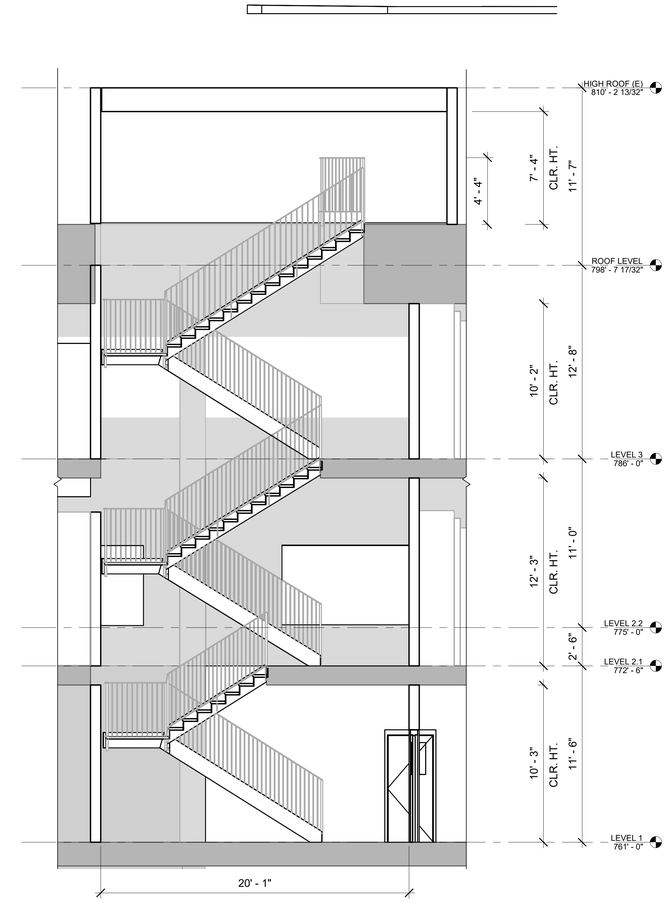
2 STAIR #2 (LEVEL 2)

1/4" = 1'-0"



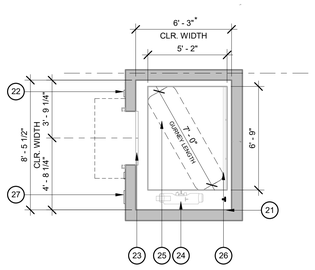
1 STAIR #2 (LEVEL 1)

1/4" = 1'-0"



5 INTERIOR STAIR SECTION (NEW)

1/4" = 1'-0"



*ALL DIMENSIONS ARE PER EXISTING CONDITIONS AND SHOULD BE VERIFIED IN FIELD.

6 ELEVATOR CAB (TYP.)

1/4" = 1'-0"

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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

KEYNOTES

1. LOW PARAPET WALL (SEE 4/H-A5.52)
2. INTERIOR METAL STAIR (SEE 2/H-A5.31)
3. INTERIOR METAL STAIR LANDING (SEE 2D/H-A5.31)
4. NON-RATED WOOD FRAMED LANDING (SEE 1/H-A5.31)
5. WARNING STRIP (SEE 16/H-G4.50)
6. STAIRWAY SIGNAGE (SEE 12/H-G4.50)
7. 36" TALL FLOOR-MOUNTED CAIN RAIL (SEE 3/H-A5.31)
8. 36" HIGH WALL-MOUNTED HANDRAIL (SEE 17/H-G4.50)
9. 42" METAL GUARDRAIL W/ HANDRAIL (SEE 1/H-A5.32)
10. 1-HOUR WOOD FRAMED ROOF ASSEMBLY (SEE 1/H-A5.22)
11. 1-HOUR WOOD FRAMED WALKWAY (SEE 1/H-A5.22)
12. CONCRETE SLAB ON-GRADE (PER STRUCTURAL)
13. CONCRETE PODIUM (SEE STRUCTURAL DRAWINGS)
14. CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM . TYP.
15. WALL-MOUNTED METAL CANE RAIL
16. 48" X 48" TYPE NB ROOF HATCH-SHIP STAIR ACCESS, SEE G1.60. (PROVIDE CURB 8" MIN. PER MANUFACTURER RECOMMENDATIONS)
17. TYPE DSH-AUTOMATIC SMOKE VENT, SEE G1.60 (MANUFACTURER: BILCO OR APPROVED EQUAL)
18. WALLS ARE SHOWN FOR REFERENCE ONLY. REFER TO OVERALL FLOOR PLANS FOR WALL TYPES
19. EXIT DOORS ARE SHOWN FOR REFERENCE ONLY. REFER TO OVERALL FLOOR PLANS FOR DOOR TAG REFERENCES AND DOOR SCHEDULE FOR MORE INFORMATION.
20. WALL MOUNTED CANE DETECTION
21. EXISTING ELEVATOR SHAFT AND CAB TO REMAIN.
22. ELEVATOR CALL BUTTON.
23. 42" WIDE ELEVATOR DOOR (EXISTING TO REMAIN)
24. ELEVATOR EQUIPMENT AND GUIDE RAILS SHOWN FOR REFERENCE ONLY. (EXISTING TO REMAIN)
25. 24" x 84" AMBULATORY GURNEY / STRETCHER
26. 36" HIGH WALL-MOUNTED METAL HANDRAIL (EXISTING TO REMAIN)
27. TWO WAY COMMUNICATION COMPLYING WITH SECTIONS 1009.8.1 AND 1009.8.2 PROVIDED AT THE ELEVATOR LANDING. SIGNAGE AND DIRECTIONS OF USE FOR THE COMMUNICATION SYSTEM POSTED CLEARLY, COMPLYING WITH 11B-703.5.

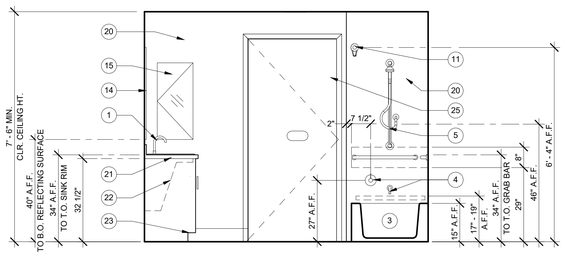
DRAWING TITLE:
BLDG A - ENLARGED STAIRS/ ELEVATOR

PLAN CHECK	
Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A6.03

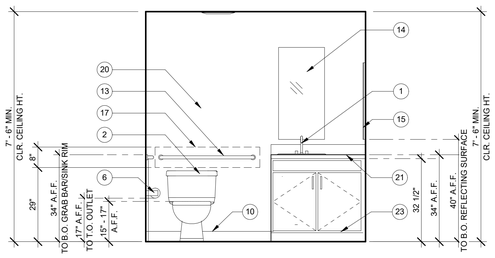
Scale 1/4" = 1'-0"

02/12/26



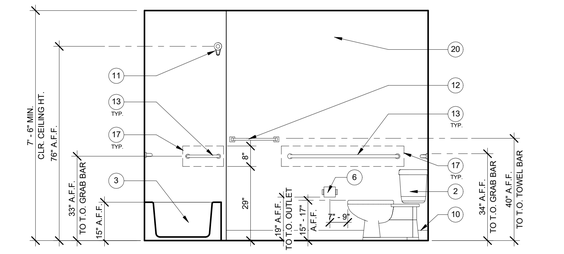
2D ENLARGED BATHROOM - S ELEVATION 2D

1/2" = 1'-0"



2C ENLARGED BATHROOM - S ELEVATION 2C

1/2" = 1'-0"



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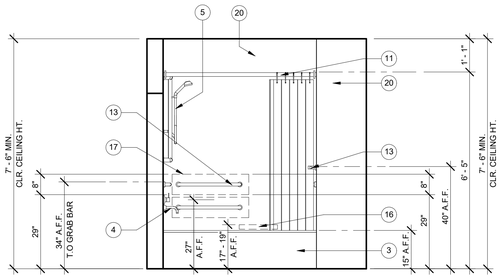
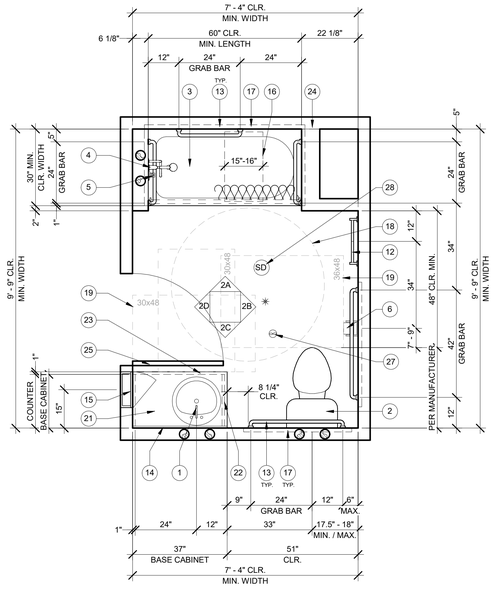
1/2" = 1'-0"



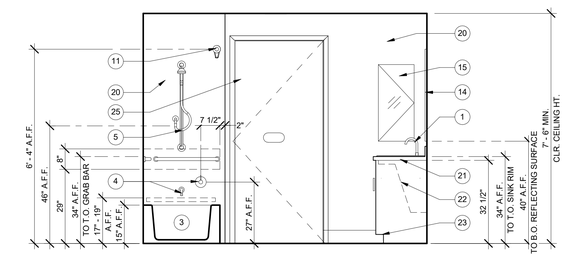
2A ENLARGED BATHROOM - S ELEVATION 2A

1/2" = 1'-0"



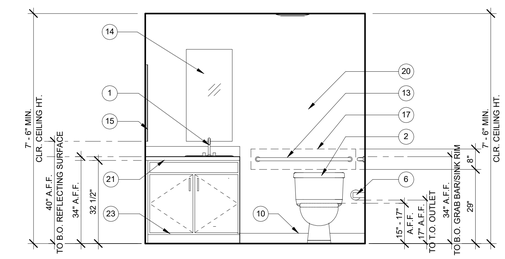
2 ENLARGED BATHROOM - S TYPICAL PLAN

1/2" = 1'-0"



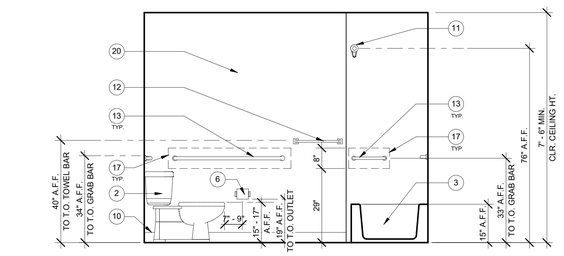
1D ENLARGED BATHROOM - 1BD ELEVATION 1D

1/2" = 1'-0"



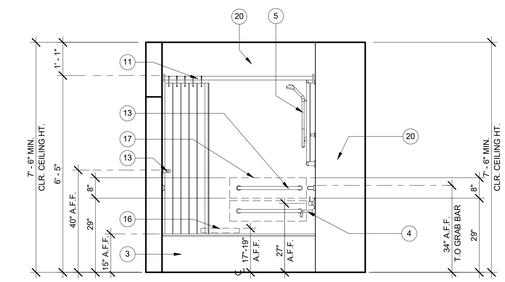
1C ENLARGED BATHROOM - 1BD ELEVATION 1C

1/2" = 1'-0"



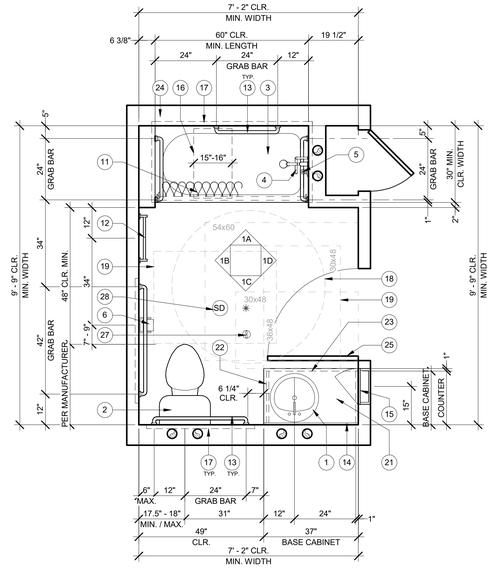
1B ENLARGED BATHROOM - 1BD ELEVATION 1B

1/2" = 1'-0"



1A ENLARGED BATHROOM - 1BD ELEVATION 1A

1/2" = 1'-0"



1 ENLARGED BATHROOM - 1BD TYPICAL PLAN

1/2" = 1'-0"

KEYNOTES

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3 30" x 60" ADA ACCESSIBLE FIBERGLASS TUB W/ SHATTER PROOF ENCLOSURE
4 SPOUT SHALL BE CENTERED WITHIN TUB ENCLOSURE, AND VALVE SHALL BE WITHIN ACCESSIBLE REACH RANGE ON FRONT END OF TUB. VALVE CONTROLS TO COMPLY WITH 2022 CBC 11B - 309.4 OPERATION REQUIREMENTS
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8 SOAP DISPENSER (SEE 1/...)
9 PAPER TOWEL DISPENSER / DISPOSAL UNIT, RECESSED INTO STUD WALL (SEE 1/...)
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12 TOWEL BAR (SEE 1/...)
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15 18" x 26" MEDICINE CABINET WITH MIRROR. PROVIDE USABLE SHELF NO HIGHER THAN 40" A.F.F.
16 PROVIDE NON - PERMANENT SEAT IN BATHTUB PER 11B - 607.4.2, 11B - 610.2, 11B 610.4 AT ADA/MOBILITY UNITS
17 PROVIDE CONTINUOUS WALL REINFORCEMENT FOR INSTALLATION OF FUTURE NON - PERMANENT SEAT AND GRAB BAR INSTALLATION (SEE 5/...)
18 5' - 0" DIAMETER TURN - AROUND (TYP.)
19 48" x 30" CLEAR SPACE
20 GYPSUM WALL BOARD "TYPE X", PAINTED FINISH. PAINTED 5/8" DENS ARMOR PLUS AT ALL WET LOCATIONS (EG: BEHIND SINK, WC, AND TUB)
21 SOLID SURFACE COUNTERTOP W/ 6" SPLASH. GENERAL CONTRACTOR SHALL CUT ROUGH OPENINGS IN SPLASH FOR WALL CONTROLS AND OUTLETS
22 CORBEL SUPPORT
23 REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW WITH KNEE AND TOE CLR. PROVIDED. FOR WATER PIPE (SEE 2/...). VANITY TO BE CONFIGURED SUCH THAT WHEN BASE CABINETRY IS REMOVED, THERE SHALL ONLY BE A CORBEL TYPE SUPPORT ON EITHER SIDE. SEE 1A/...)
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26 MDF SHELVING UNIT W/ CORBEL SUPPORT
27 EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DEDUCTED TO TERMINATE OUTSIDE OF THE BUILDING AND HUMIDITY CONTROLLED.
28 SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK UP.

COMMUNICATION FEATURES:

ALL COMMUNICATION FEATURE UNITS (SEE G0.00) SHALL HAVE THE FOLLOWING FEATURES COMPLYING WITH SECTION 11B-809.5 OF THE 2010 ADA STANDARDS:

- PROVIDE STROBE AND HORN ALARM APPLIANCE WITHIN THE DWELLING UNIT (NEAR SMOKE DETECTION SYSTEM). SUCH APPLIANCE SHOULD BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM AND THE UNIT'S SMOKE ALARM SYSTEM.
  - ALL VISIBLE ALARM APPLIANCES SHALL PROVIDE NOTIFICATION OF RESIDENTIAL DWELLING UNIT SMOKE DETECTION, FIRE ALARM ACTIVATION, AND CARBON MONOXIDE DETECTION. ALL OTHER USES FOR SAID APPLIANCES SHALL BE PROHIBITED
- PROVIDE A HARDWIRED ELECTRIC DOORBELL AT UNIT ENTRANCE WHICH INITIATES AN AUDIBLE TONE AND A VISIBLE SIGNAL WITHIN THE DWELLING UNIT W/ 180 DEGREE RANGE OF VIEW (MANUF: SONIC ALERT DB 200 OR APPROVED EQUAL.)
- PROVIDE SMOKE DETECTION SYSTEM AND CARBON MONOXIDE DETECTION SYSTEM

MOBILITY FEATURES

ALL MOBILITY FEATURE UNITS (SEE G0.00) SHALL HAVE THE FOLLOWING MOBILITY FEATURES COMPLYING W/ 11B-809.2 THROUGH 11B-809.4 OF THE 2010 ADA STANDARDS:

- ACCESSIBLE ROUTE WITHIN RESIDENTIAL UNIT
- KITCHEN COMPLYING WITH 11B-804
- BATHROOM COMPLYING WITH 11B-603

LEGEND

- THRESHOLD. SEE 1/A6.11
- ELECTRICAL LOW VOLTAGE SEE 9/H-A5.41
- A.S.L. ASSISTED LISTENING DEVICES AND SYSTEM COMPLYING WITH 2022 CBC 11B-706.
- SPRINKLER HEAD ABOVE @ CEILING. (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO BIDDING. GC TO COORDINATE W/ ALL TRADES)
- EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- CMD CARBON MONOXIDE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- SD SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- T SMART THERMOSTAT (ENERGY STAR). BRAEBURN MODEL 7205 (SEE G1.60)
- MB MEDIA BOX (SEE ELECTRICAL PLANS)
- ELECTRICAL OUTLETS SHALL BE NO LOWER THAN 20" A.F.F. IN ANY SITUATION (SEE ELECTRICAL PLAN FOR LOCATIONS)
- ELECTRICAL PANEL SEE

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MAIL@FSYARCHITECTS.COM

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
Client Address

DRAWING TITLE:
BLDG A - ENLARGED BATHROOMS

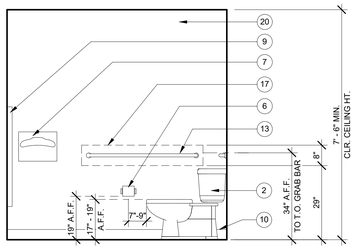
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A6.04

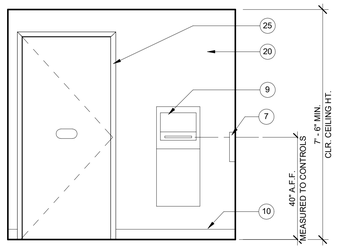
Scale As indicated

10/22/25



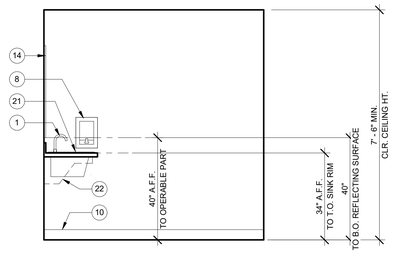
4D ENLARGED BATHROOM - OFFICES ELEVATION 4D

1/2" = 1'-0"



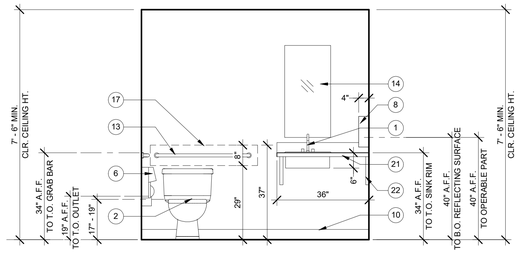
4C ENLARGED BATHROOM - OFFICES ELEVATION 4C

1/2" = 1'-0"



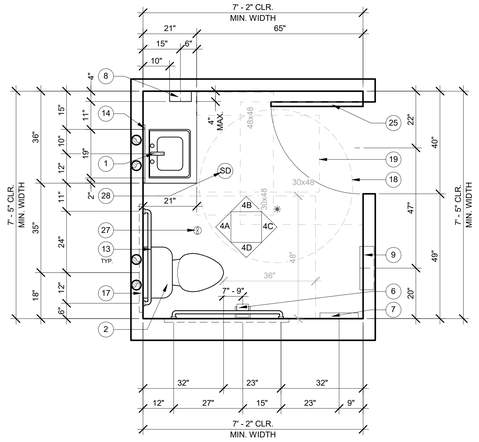
4B ENLARGED BATHROOM - OFFICES ELEVATION 4B

1/2" = 1'-0"



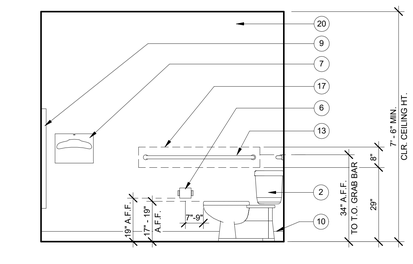
4A ENLARGED BATHROOM - OFFICES ELEVATION 4A

1/2" = 1'-0"



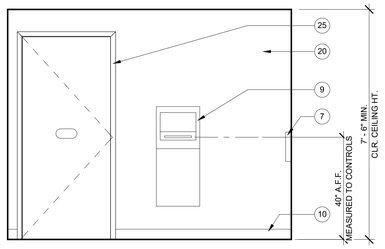
4 ENLARGED BATHROOM - OFFICES PLAN

1/2" = 1'-0"



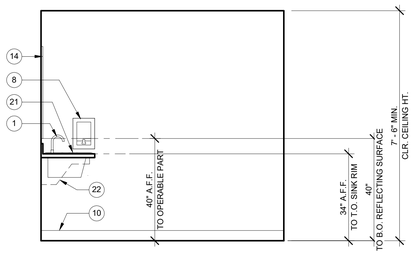
3D ENLARGED BATHROOM - COM. AREA ELEVATION 1D

1/2" = 1'-0"



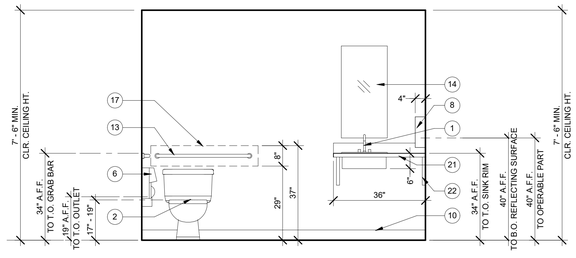
3C ENLARGED BATHROOM - COM. AREA ELEVATION 1C

1/2" = 1'-0"



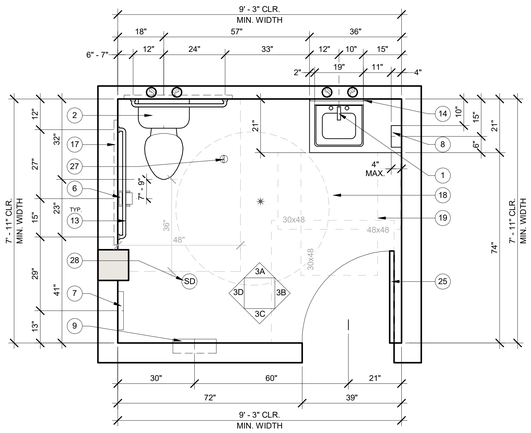
3B ENLARGED BATHROOM - COM. AREA ELEVATION 1B

1/2" = 1'-0"



3A ENLARGED BATHROOM - COM. AREA ELEVATION 1A

1/2" = 1'-0"



3 ENLARGED BATHROOM - COMMON AREA PLAN

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: Client Address

DRAWING TITLE:
BLDG A - ENLARGED BATHROOMS

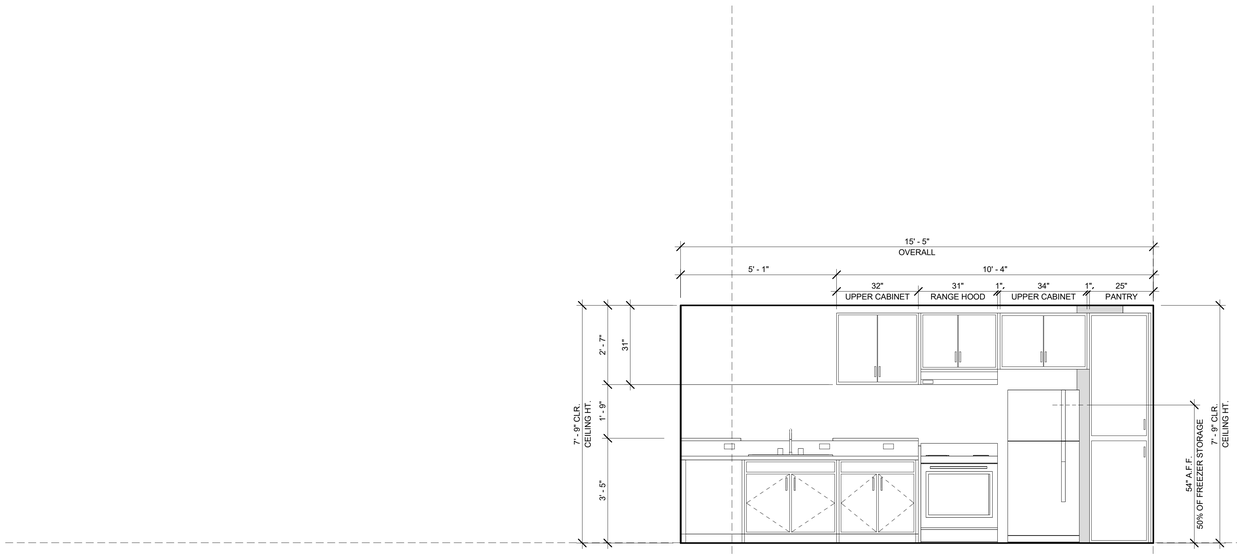
PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A6.05

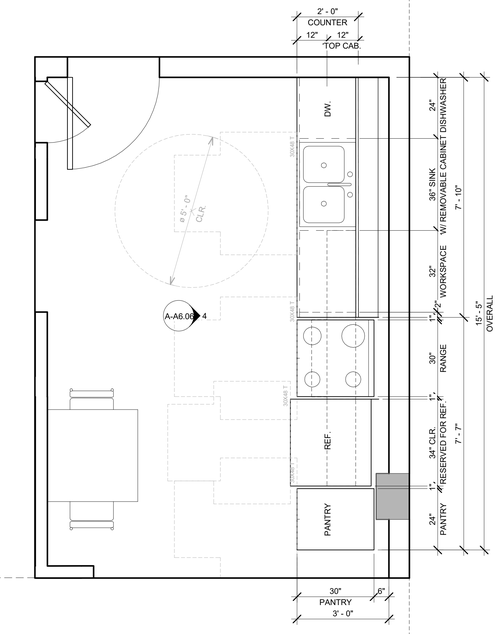
Scale: As indicated

10/22/25



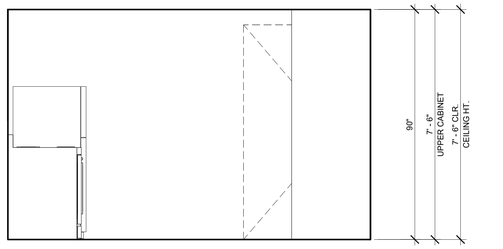
4 UNIT KITCHEN TYPE B - ELEVATION A

1/2" = 1'-0"



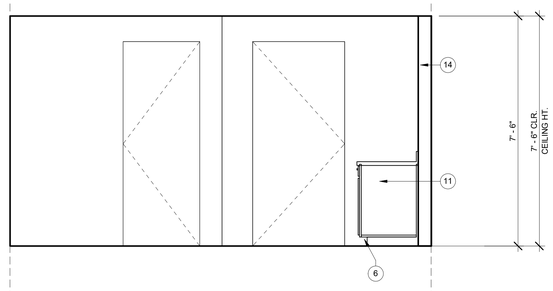
3 UNIT KITCHEN TYPE B - ENLARGED PLAN

1/2" = 1'-0"



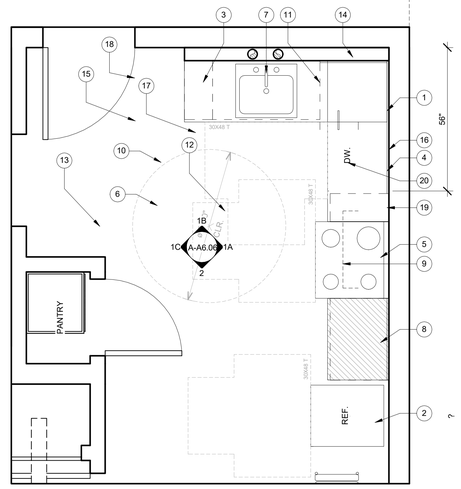
2 UNIT KITCHEN TYPE A - ELEVATION D

1/2" = 1'-0"



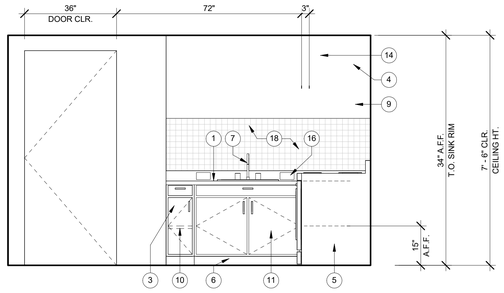
1C UNIT KITCHEN TYPE A - ELEVATION C

1/2" = 1'-0"



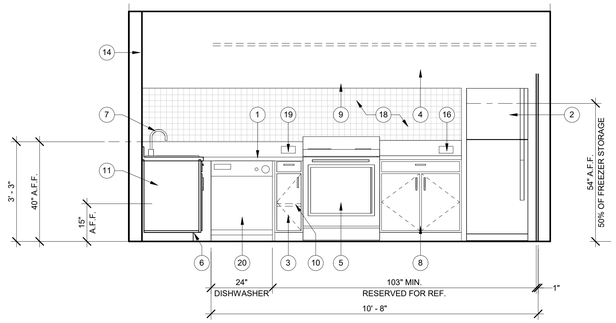
1 UNIT KITCHEN TYPE A - ENLARGED PLAN

1/2" = 1'-0"



1B UNIT KITCHEN TYPE A - ELEVATION B

1/2" = 1'-0"



1A UNIT KITCHEN TYPE A - ELEVATION A

1/2" = 1'-0"

KEYNOTES

1 24" GRANITE COUNTERTOP W/ 6" SPLASH
2 TOP FREEZER ENERGY STAR ADA COMPLIANT REFRIGERATOR
3 PLYWOOD BASE CABINETS W/ PLASTIC LAMINATE FINISH DOORS. DRAWERS & SHELVING AS SHOWN
4 PLYWOOD UPPER CABINETS W/ PLASTIC LAMINATE FINISH DOORS. DRAWERS & SHELVING AS SHOWN
5 ENERGY STAR COMPLIANT ELECTRIC ADA COMPLIANT COOKING RANGE W/ OVEN. PROVIDE CONTROLS AT FRONT OF APPLIANCE FOR ALL UNITS. 30" WIDE APPLIANCE FOR ALL UNIT TYPES
6 4" TOE SPACE VINYL BASE PER FINISH SCHEDULE
7 24" KITCHEN SINK WITH GARBAGE DISPOSAL AND INSULATED DRAIN AND HOT WATER PIPE W/ 30" REMOVEABLE BASE CABINET & FINISHED FLOORING UNDERNEATH. 6 - 1/2" MAX SINK DEPTH (SEE A...) ALL WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL INSULATE OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS. PER CBC 11B - 606.5
8 30" MIN. WIDTH WORK SURFACE WITH 30" REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW WITH KNEE AND TOE CLEARANCE
9 ENERGY STAR COMPLIANT RANGEHOOD W/ FULLY ACCESSIBLE 2 WAY EXHAUST FAN SWITCH AT 34" A.F.F. CONTROLS (FAN SPEED, LIGHT, DIMMER, ETC.) TO BE LOCATED WITHIN ACCESSIBLE REACH RANGE. WIDTH OF THE RANGE HOOD TO MATCH RANGE BELOW. AIR KING OR APPROVED EQUAL
10 ADJUSTABLE HEIGHT SHELF
11 CABINET & DOOR AT SINK TO BE REMOVABLE W/ FINISHED FLOORING BELOW AND KNEE AND TOE CLEARANCE PROVIDED
12 PULL OUT DRAWER PER A...
13 SOFFIT, 7' - 6" A.F.F.
14 GYPSUM WALL BOARD "TYPE X", PAINTED FINISH. PAINTED 5/8" DENS ARMOR PLUS AT ALL WET LOCATIONS (EG: BEHIND SINK, WC AND TUB)
15 DOOR AND PANTRY TO BE PROVIDED WITH CABINETRY WORK, DETAIL PER A...
16 ELECTRICAL OUTLET WHERE OCCURS (SEE ELEC. DRAWINGS). T.O. BOX 38" A.F.F., TYP. FOR ALL KITCHENS. LOCATIONS NEAR CORNERS SHALL BE 36" MAX. FROM WALL (PER FAIR HOUSING ACT) SEE A... FOR DETAILS
17 WOOD PANEL TO MATCH ADJACENT PANTRY FINISH COVERING WRAPPED COLUMN
18 TILE BACKSPLASH (COLOR AND TYPE TBD)
19 COMPLIANT ACCESSIBLE RANGEHOOD CONTROL SWITCH (FAN SPEED, LIGHT, DIMMER, ETC.) TO BE LOCATED WITHIN ACCESSIBLE REACH RANGE
20 24" WIDE ENERGY STAR ADA COMPLIANT FRONT LOAD DISHWASHER (SEE...)

COMMUNICATION FEATURES:

ALL COMMUNICATION FEATURE UNITS (SEE G0.00) SHALL HAVE THE FOLLOWING FEATURES COMPLYING WITH SECTION 11B-809.5 OF THE 2010 ADA STANDARDS:

- PROVIDE STROBE AND HORN ALARM APPLIANCE WITHIN THE DWELLING UNIT (NEAR SMOKE DETECTION SYSTEM). SUCH APPLIANCE SHOULD BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM AND THE UNIT'S SMOKE ALARM SYSTEM.
  - ALL VISIBLE ALARM APPLIANCES SHALL PROVIDE NOTIFICATION OF RESIDENTIAL DWELLING UNIT SMOKE DETECTION, FIRE ALARM ACTIVATION, AND CARBON MONOXIDE DETECTION. ALL OTHER USES FOR SAID APPLIANCES SHALL BE PROHIBITED
- PROVIDE A HARDWIRED ELECTRIC DOORBELL AT UNIT ENTRANCE WHICH INITIATES AN AUDIBLE TONE AND A VISIBLE SIGNAL WITHIN THE DWELLING UNIT W/ 180 DEGREE RANGE OF VIEW (MANUF: SONIC ALERT DB 200 OR APPROVED EQUAL.)
- PROVIDE SMOKE DETECTION SYSTEM AND CARBON MONOXIDE DETECTION SYSTEM

MOBILITY FEATURES

ALL MOBILITY FEATURE UNITS (SEE G0.00) SHALL HAVE THE FOLLOWING MOBILITY FEATURES COMPLYING W/ 11B-809.2 THROUGH 11B-809.4 OF THE 2010 ADA STANDARDS:

- ACCESSIBLE ROUTE WITHIN RESIDENTIAL UNIT
- KITCHEN COMPLYING WITH 11B-804
- BATHROOM COMPLYING WITH 11B-603

LEGEND

- THRESHOLD. SEE 1/A6.11
- ELECTRICAL LOW VOLTAGE SEE 9/H-A5.41
- A.S.L. — ASSISTED LISTENING DEVICES AND SYSTEM COMPLYING WITH 2022 CBC 11B-706.
- SPRINKLER HEAD ABOVE @ CEILING. (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO BIDDING. GC TO COORDINATE W/ ALL TRADES)
- EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- CMD — CARBON MONOXIDE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- SD — SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- T — SMART THERMOSTAT (ENERGY STAR), BRAEBURN MODEL 7205 (SEE G1.60)
- MB — MEDIA BOX (SEE ELECTRICAL PLANS)
- ELECTRICAL OUTLETS SHALL BE NO LOWER THAN 20" A.F.F. IN ANY SITUATION (SEE ELECTRICAL PLAN FOR LOCATIONS)
- ELECTRICAL PANEL SEE

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PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING
CLIENT ADDRESS: Client Address

DRAWING TITLE:
BLDG A - ENLARGED KITCHENS

PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A6.06

Scale: As indicated

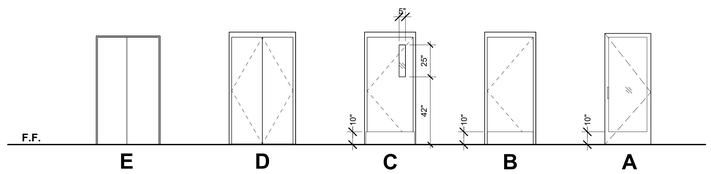
10/22/25

DOOR SCHEDULE - EXISTING

TYPE MARK	TYPE	COUNT	FIRE RATING	OPERATION	LOCATION	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	FINISH	HEAD	JAMB	THRESHOLD	HARDWARE SET
3	G	1	-	SINGLE-FLUSH W/ VISION LITE (EXTERIOR)	LOBBY, STORAGE, ELECTRICAL ROOM, COMMUNITY ROOM, CORRIDOR	3' - 0"	7' - 0"	0' - 1 3/4"	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	
5A	E	3	90 MIN	ELEVATOR	ELEVATOR	3' - 5 1/2"	7' - 0"	0' - 2"	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	
7		1	-	DOUBLE SWING	TRASH ROOM	7' - 0"	7' - 0"	0' - 1 3/4"	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	
12		1	-	UNIT ROOMS	COMMUNITY ROOM	3' - 0"	7' - 0"	0' - 2"							
13	K	3	-	SINGLE-FLUSH (INTERIOR)	UNIT INTERIOR SPACES	3' - 0"	6' - 8"	0' - 1 3/4"	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	
15	E-X	2	20 MIN	SINGLE-FLUSH (EXTERIOR)	UNIT ENTRY	3' - 6"	7' - 0"	0' - 1 3/4"	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	
16	A	1	-	DOUBLE SWING	GARAGE PARKING	6' - 0"	7' - 0"	0' - 1 3/4"	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	

DOOR SCHEDULE - NEW CONSTRUCTION

TYPE MARK	TYPE	COUNT	FIRE RATING	OPERATION	LOCATION	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	FINISH	HEAD	JAMB	THRESHOLD	HARDWARE SET
1	A	6	-	UNIT INTERIOR (CLOSET)	UNIT INTERIOR (CLOSET)	6' - 0"	7' - 0"	0' - 1 3/8"	WOOD	WOOD	PAINT				
2		1				2' - 6"	7' - 0"	0' - 2"	WOOD	WOOD	PAINT				
2	4	35		SINGLE-FLUSH (INTERIOR)	UNIT INTERIOR	2' - 10"	6' - 8"	0' - 2"	WOOD	WOOD	PAINT				
3	G	8	-	SINGLE-FLUSH W/ VISION LITE (EXTERIOR)	LOBBY, STORAGE, ELECTRICAL ROOM, COMMUNITY ROOM, CORRIDOR	3' - 0"	7' - 0"	0' - 1 3/4"	STEEL	STEEL	PAINT				
4		1	-	SINGLE-FLUSH (INTERIOR)	COMMUNITY ROOM	2' - 10"	7' - 0"	0' - 2"	STEEL	STEEL	PAINT				
5	K	2	-	SINGLE-FLUSH (INTERIOR)	UNIT INTERIOR SPACES	3' - 0"	6' - 8"	0' - 1 3/4"	WOOD	WOOD	PAINT				
6	R	12	-	MULTI-PASS SLIDING (TRI-PANEL)	UNIT INTERIOR (CLOSET)	9' - 0"	6' - 8"	0' - 1 3/8"	WOOD	WOOD	PAINT				
7		1	-	DOUBLE SWING	TRASH ROOM	7' - 0"	7' - 0"	0' - 1 3/4"	STEEL	STEEL	PAINT				
8	E-X	1	20 MIN	SINGLE-FLUSH (EXTERIOR)	UNIT ENTRY	3' - 0"	7' - 0"	0' - 1 3/4"	STEEL	STEEL	PAINT				
9	D	2	-	DOUBLE SWING	STORAGE	4' - 0"	7' - 0"	0' - 1 3/4"	STEEL	STEEL	PAINT				
10	K	1	-	SINGLE-FLUSH (INTERIOR)	UNIT INTERIOR SPACES	3' - 0"	7' - 4"	0' - 1 3/4"	WOOD	WOOD	PAINT				
11	5	35	-	SINGLE-FLUSH (INTERIOR)	UNIT INTERIOR (CLOSET)	2' - 0"	7' - 0"	0' - 1 3/8"	<varies>	<varies>	<varies>				
12		3	-	UNIT ROOMS	COMMUNITY ROOM	3' - 0"	7' - 0"	0' - 2"	STEEL	STEEL	PAINT				
13	K	20	-	SINGLE-FLUSH (INTERIOR)	UNIT INTERIOR SPACES	3' - 0"	6' - 8"	0' - 1 3/4"	<varies>	<varies>	<varies>				
14		2	20 MIN	DOUBLE SWING	CORRIDOR	5' - 0"	7' - 0"	0' - 1 3/4"	STEEL	STEEL	PAINT				
15	E-X	1	20 MIN	SINGLE-FLUSH (EXTERIOR)	UNIT ENTRY	3' - 6"	7' - 0"	0' - 1 3/4"	STEEL	STEEL	PAINT				
16	E-X	2	20 MIN	SINGLE-FLUSH (EXTERIOR)	UNIT ENTRY	3' - 0"	7' - 0"	0' - 1 3/4"	STEEL	STEEL	PAINT				
17	1	60	-	SINGLE-FLUSH (INTERIOR)	UNIT ENTRY	3' - 0"	7' - 0"	0' - 2"	STEEL	STEEL	PAINT				
18	2	81	-	SINGLE-FLUSH (INTERIOR)	UNIT INTERIOR	3' - 0"	6' - 8"	0' - 2"	WOOD	WOOD	PAINT				
19	3	9	-	SINGLE-FLUSH (INTERIOR)	UNIT INTERIOR	2' - 6"	6' - 8"	0' - 2"	<varies>	<varies>	<varies>				
20	5	4	-	SINGLE-FLUSH (INTERIOR)	UNIT INTERIOR (CLOSET)	1' - 6"	7' - 0"	0' - 1 3/8"	WOOD	WOOD	PAINT				
21	11	10	-	DOUBLE-SLIDING (INTERIOR)	UNIT INTERIOR (CLOSET)	5' - 0"	6' - 8"	0' - 1 3/8"	WOOD	WOOD	PAINT				



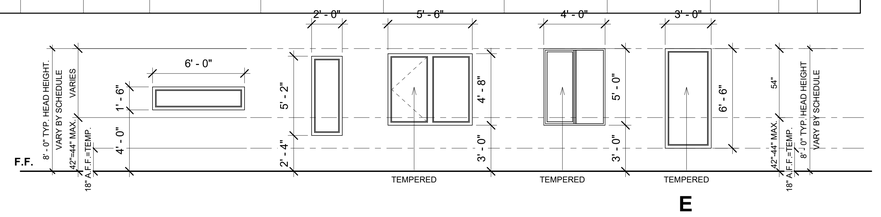
2 DOOR LEGEND
1/4" = 1'-0"

WINDOW SCHEDULE - EXISTING

WIN. NO.	Count	FIRE RATING	STC	OPERATION	TYPE	LOCATION	WIDTH	HEIGHT	HEAD HEIGHT	GLAZING	FRAME MATERIAL	HEAD	JAMB	SILL	U-FACTOR	SHGC	VT
72	1			FIXED PANE	7	UNIT BEDROOM	3' - 6"	9' - 0"	9' - 0"	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	0.28	0.18	0.64
74	4			FIXED PANE	7	UNIT BEDROOM	4' - 0"	9' - 4"	9' - 4"	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	0.28	0.18	0.64

WINDOW SCHEDULE - NEW CONSTUCTION

WIN. NO.	Count	FIRE RATING	STC	OPERATION	TYPE	LOCATION	WIDTH	HEIGHT	HEAD HEIGHT	GLAZING	FRAME MATERIAL	HEAD	JAMB	SILL	U-FACTOR	SHGC	VT
5	3		34	HORIZONTAL SLIDER	C	UNIT LIVING ROOM	4' - 0"	5' - 0"	8' - 6"	DOUBLE GLAZING	METAL						
20	12			CASEMENT W/ FIXED PANE OVER FIXED PANE	L2	UNIT	2' - 0"	9' - 4"	9' - 4"								
44	1			FIXED PANE	7	UNIT BEDROOM	2' - 0"	5' - 0"	6' - 8 7/32"						0.28	0.18	0.64
75	28			CASEMENT W/ FIXED PANE	5	UNIT BEDROOM	5' - 6"	4' - 8"	<varies>						0.28	0.18	0.64
84	38		34	HORIZONTAL SLIDER W/ FIXED PANE BELOW	C2	UNIT	5' - 11 13/16"	9' - 0"	9' - 0"		VINYL (W/ ALUMINUM FINISH, DARK BRONZE COLOR)	2B/H-A6.01, 3B/H-A6.01	2A/H-A6.01, 3A/H-A6.01				
86	2		34				2' - 6"	9' - 0"	9' - 0"								
87	6		34	HORIZONTAL SLIDER W/ FIXED PANE BELOW	C2	UNIT	5' - 11 13/16"	8' - 0"	8' - 6"								
88	6			CASEMENT W/ FIXED PANE OVER FIXED PANE	L2	UNIT	2' - 0"	8' - 0"	9' - 0"								



1 WINDOW LEGEND
1/4" = 1'-0"

SAFETY GLAZING NOTES

EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURERS DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN:

A. SWING DOORS
B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES
C. STORM DOORS
D. UNFRAMED SWINGING DOORS
E. DOORS AND ENCLOSURES FOR HOT TUBES, WHIRLPOOLS, SAUNAS, STEAM ROMS, BATHTUBS, AND SHOWERS.
F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION):
   i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2).
   ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR
   iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR
H. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
I. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
J. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   i. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
   ii. THE GLAZING IS WITHIN 60 UNCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE
K. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION)
L. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION)

KEYNOTES

1 FOR FIRE RATED DOORS WITH A VISION LITE, PROVIDE FIRE-RESISTANCE-RATED GLAZING TESTED TO ASTM E119 IN ACCORDANCE WITH SECTION 716.1.2.3. PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

2 PROVIDE 10" KICKPLATE W/ SMOOTH, CONTINUOUS SURFACE FOR SWINGING DOOR AND GATE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE PER 11B-404.2.10

3 ALL ENTRANCES TO AND EXITS FROM THE BUILDING THAT RESIDENTS MAY UTILIZE. E.G., FRONT ENTRANCE, ENTRANCE FROM GARAGE, SIDE OR BACK ENTRANCES, WILL EITHER HAVE POWER-OPERATED AUTOMATIC DOORS WITH PUSH PLATE CONTROLS OR PROXIMITY-BASED AUTOMATIC ENTRY/EXIT

5 DOOR VIEWER TO BE PROVIDED @ ALL RESIDENTIAL UNIT ENTRY DOORS. PROVIDE ADDITIONAL VIEWER AT 43" A.F.F. FOR ALL MOBILITY FEATURE UNIT ENTRY DOORS

7 DOORS UNABLE TO OPEN PAST 135 DEGREES TO COMPLY W/ 32" CLEAR FOR UNIVERSAL DESIGN UNITS SHALL HAVE OFFSET HINGES. SEE A1.00 FOR UNITS.

8 FIRE DOOR SHALL BE SELF CLOSING AND AUTOMATICALLY CLOSING WHEN ACTIVATED BY FIRE ALARM SYSTEM. UNDER NORMAL OPERATION BOTH LEAVES REMAIN OPEN.

9 PARKING SLIDING GATE SHALL BE OPERABLE BY A REMOTE DEVICE.

10 GC TO CONFIRM LESS THAN 2% SLOPE WITHIN DOOR CLEARANCE. DOOR OPERABLE PARTS SHALL COMPLY WITH 11B-309.1

11 OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS (22.2 N MAX)

12 PNEUMATICALLY ACTUATED TRASH CHUTE INTAKE DOOR, COMPLYING W/ SECTION 11B-309.4 (AMERICAN CHUTE-EASY WAVE INTERLOCK SYSTEM OR APPROVED EQUAL).

13 PROVIDE DOOR STOPS ON ALL APPROPRIATE DOORS.

15 PUSH-PULL PANIC HARDWARE

16 SURFACE DOOR CLOSER

17 IN DESIGNATED MOBILITY UNITS, ALL DOORS WILL BE 36" WIDE DOORS. ALL DOORS IN DESIGNATED MOBILITY UNITS WITH SWING-TYPE DOORS REQUIRING INGRESS AND EGRESS WILL HAVE OFF-SET HINGES TO EXCEED A 32" CLEAR PASSAGE WIDTH.

18 TEMPERED GLASS SHALL BE PROVIDED FOR WHERE SAFETY GLAZING IS REQUIRED PER SECTION 2406

19 THE ENTRANCE DOOR TO RESIDENTIAL UNITS FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MIN. STC RATING OF 26. (LAMINATED 1 3/4" SOLID-CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 18 GAUGE INSULATED STEEL SLAB DOORS WITH COMPRESSION SEALS ALL AROUND, INCLUDING THRESHOLDS WILL MEET THIS REQUIREMENT). (1208A.2).

21 RECESSED CUP PULL (CRP150N OR SIM.). PROVIDE BACKING AS REQUIRED.

1. DOOR VIEWER TO BE PROVIDED @ ALL RESIDENTIAL UNIT ENTRY DOORS. PROVIDE ADDITIONAL VIEWER AT 43" A.F.F. FOR ALL MOBILITY FEATURE UNIT ENTRY DOORS
2. THE ENTRANCE DOOR TO RESIDENTIAL UNITS FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MIN. STC RATING OF 26. (LAMINATED 1 3/4" SOLID-CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 18 GAUGE INSULATED STEEL SLAB DOORS WITH COMPRESSION SEALS ALL AROUND, INCLUDING THRESHOLDS WILL MEET THIS REQUIREMENT). (1208A.2).
3. SURFACE DOOR CLOSER
4. LEVER HARDWARE.
5. DOOR STOPS
6. SELF-CLOSING DOOR
7. SELF-CLOSING UPON DETECTION OF SMOKE
8. PUSH-PULL PANIC HARDWARE AT 42" A.F.F
9. DEADBOLT W/ NO LATCH AT 44" FROM BOTTOM OF DOOR
10. NON-REMOVABLE HINGE PINS
11. DOOR LOCATED WITHIN CONCRETE OPENING
12. PNEUMATICALLY ACTUATED TRASH CHUTE INTAKE DOOR, COMPLYING W/ SECTION 11B-309.4 (AMERICAN CHUTE - EASY WAVE INTERLOCK SYSTEM OR APPROVED EQUAL)
13. 10" KICKPLATE
14. 90-MIN. FIRE RATED VISION LITE
15. 45-MIN. FIRE RATED VISION LITE (18" x 18")
16. TEMPERED GLAZING
17. EGRESS WINDOW PER CBC 1031.3
18. SOUND TRANSMISSION CLASS (STC): MINIMUM 38 STC. MAXIMUM U-FACTOR (0.28) AND SOLAR HEAT GAIN COEFFICIENT (0.22).
19. TRANSOM GLAZING SHALL BE 45 MIN RATED FIRE GLAZING (TYPICAL ALONG EXTERIOR EGRESS BALCONY)
20. ALL STOREFRONT TO BE NFRC LABELED WITH 0.5 U-FACTOR AND 0.25 SOLAR HEAT GAIN COEFFICIENT
21. INTERIOR STOREFRONT (A450 SERIES - CENTER GLAZING)
22. EXTERIOR STOREFRONT (TC470 SERIES - OFFSET GLAZING)
23. SIGNAGE PER DETAIL 10/A10.01 AND MOUNT BELOW DOOR VIEWER WITHIN APPLIABLE UNITS.
24. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1010.1.9.
25. PROVIDE OFFSET DOOR HINGE TO YIELD 34" CLEAR DOORWAY WIDTH.
26. 1.5-HR RATED FIRE RESISTANCE GLAZING PER TABLE 716.1.
27. ADA AUTOMATIC DOOR FOR MAIN ENTRANCE GATE AND STOREFRONT DOOR INTO LOBBY.
28. CURTAINS, DRAPES AND OTHER DECORATIVE MATERIALS SUSPENDED FROM THE WALLS OR CEILINGS SHALL MEET THE FLAME SPREAD PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE WITH SECTION 807.3 OR BE NONCOMBUSTIBLE. BUILDING CODE 806.1 AND FIRE CODE 807.
29. DOOR LOUVERS (SEE MECH. DWG FOR DETAILS)
30. MOTORIZED OPENING WITH ACCESSIBILE CONTROL
31. PROVIDE OFFSET WINDOW HINGE
34. OPERABLE WINDOWS TO HAVE FIXED SCREEN IN PLACE

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NOT FOR CONSTRUCTION

PROJECT NAME:
ROSEMEAD FAMILY APARTMENTS

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS: Client Address

DRAWING TITLE:
BLDG A- DOOR AND WINDOW SCHEDULES

PLAN CHECK

Date	2/13/2026
Drawn by	Author
Checked by	Checker

A-A7.01

Scale 1/4" = 1'-0"

10/22/25

1 BUILDING B - BASEMENT PLAN
1/8" = 1'-0"

KEYNOTES

1. CONCRETE SLAB ON-GRADE OVER WATERPROOFING MEMBRANE PER PROJECT SPECIFICATIONS. SLOPED TO DRAINAGE PER PLAN (MAX 1.6%). SEE STRUCTURAL
2. CONCRETE RAMP W/ MIN. SRI OF 0.35. SLOPED PER PLAN (SEE FIGURE 11B ON LADBS BULLETIN P/ZC 2002-001)
3. STRUCTURAL CONCRETE COLUMN (SEE STRUCTURAL DWGS)
4. 2-HOUR SHAFT (OPEN TO ABOVE)
5. CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM . TYP.
6. CONTINUOUS TRENCH TRAIN W/ VEHICULAR RATING (PER DETAIL 13/A5.42, ALSO SEE CIVIL / PLUMBING PLANS).
7. EXPOSED VERTICAL PLUMBING RISER (PER DETAIL 13/A5.42).
8. SURFACE MOUNTED FIRE EXTINGUISHER CABINET (PER DETAIL 3/G4.51). FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS (SEE FIGURE 7/G3.04 FOR PROPOSED LOCATIONS)
9. ELEVATOR (MANUFACTURER: OTIS OR APPROVED EQUAL). NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1 (SEE A3.51 FOR MORE INFORMATION)
10. TRUNCATED DOMES, TYP (TO COMPLY W/ 11B-705 OF THE 2016 CALIFORNIA BUILDING CODE).
11. DOUBLE STRIPING OF PARKING STALLS PER LETTER OF COMPLIANCE AND CULVER CITY BUILDING MUNICIPAL CODE STANDARDS 17.320.035 (PER DETAIL 6/G4.51).
12. DOUBLE STRIPING OF LOADING ZONES AND ACCESSIBLE PATHS PER CITY OF CULVER CITY MUNICIPAL CODE 17.320.035. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER.
13. ACCESSIBLE PARKING SIGNAGE (PER DETAIL 10/G4.50).
14. ELECTRIC VEHICLE CHARGING STATION (SINGLE CHARGE), COMPLYING WITH 11B-812.10. RECESSED WITHIN CONCRETE WALL. SEE EV CONSULTANT DRAWINGS.
15. ELECTRICAL EQUIPMENT (SEE ELECTRICAL DRAWINGS)

LID / STORMWATER MANAGEMENT NOTES

A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).

B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

GENERAL NOTES:

A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION

B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION

C. EV CAPABLE STALLS WITH THE ELECTRICAL PROVISIONS FOR SUPPORTING FUTURE LEVEL 2 EVSE. SEE ELECTRICAL DRAWINGS.

D. EV READY STALLS EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. SEE ELECTRICAL DRAWINGS.

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

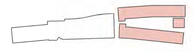
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

KEY PLAN



DRAWING TITLE:
BUILDING B - BASEMENT PLAN

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A2.01

Scale: As indicated

09/08/25

1 BUILDING B - FIRST FLOOR PLAN
1/8" = 1'-0"

KEYNOTES

1. SOLACHROME LIGHTWEIGHT CONCRETE TOPPING SLAB OVER FLUID APPLIED WATERPROOFING MEMBRANE PER PROJECT SPECIFICATIONS. SLOPED TO DRAINAGE PER PLAN (MIN. 1.0% SLOPE, MAX 1.8% SLOPE). SEE 2/H-A5.52.
2. PEDESTAL FLOORING SYSTEM (SEE 13-15/H-A5.54)
3. CONCRETE PLANTERS (SEE LANDSCAPE & DETAIL 8, 9, 10 ON B-A5.54)
4. TOURNESOL PLANTERS (SEE 11/H-A5.54)
5. WOOD BENCH (SEE 5-6/H-A5.54)
6. AREA DRAIN (SEE 1A/H-A5.51 / PLUMBING DRAWINGS)
7. TRENCH DRAIN (SEE 6/H-A5.55 / PLUMBING DRAWINGS)
8. PLUMBING RISER (SEE 12/H-A5.41 & PLUMBING DRAWINGS)
9. EXPOSED W-F STEEL COLUMN (SEE 8/H-A5.52)
10. EXPOSED PIPE STEEL COLUMN (SEE 9/H-A5.52)
11. 42" TALL METAL PANEL GUARDRAIL (PER DETAIL 2/H-A5.32)
12. METAL SUNSHADING AWNING (PER DETAIL 5/H-A6.01)
13. METAL SUNSHADING AWNING (PER DETAIL 6/H-A6.01)
14. METAL CANOPY ABOVE (SEE 9/H-A5.51)
15. SHEET METAL FLASHING (SEE XX/H-AX.XX)
16. 1-HOUR RATED SEISMIC GAP W/ EXPANSION JOINT COVER. TOP OF COVER SHALL NOT EXCEED ADJACENT F.F.E BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 11B-302 AND 11B-303 (SEE DETAIL 1/H-A5.54 & STRUCTURAL PLANS).
17. SEMI-RECESSED FIRE EXTINGUISHER CABINET (SEE DETAIL 3/H-G4.51). FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS (4 TOTAL)
18. INTERIOR METAL STAIR ASSEMBLY (SEE 1/H-A5.31)
19. EXTERIOR METAL STAIR ASSEMBLY (SEE 2/H-A5.31)
20. EXTERIOR CONCRETE STAIR ASSEMBLY (SEE 3/H-A5.31)
21. CLASS-I STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM. TYP., AND WALL MOUNTED CANE DETECTOR.
22. ACCESSIBLE MEANS OF EGRESS ELEVATOR. NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1. SEE H-A3.51 FOR MORE INFORMATION.
23. OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM COMPLYING WITH ICC ESAC 77 REQUIREMENTS. TYPICAL AT ALL ELEVATOR HOISTWAY OPENINGS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2022 CBC. SEE 4/H-A5.55. (SMOKE GUARD MODEL 200 OR APPROVED EQUAL).
24. TRASH CHUTE / RECYCLING CHUTE WITH PNEUMATIC DOOR COMPLYING WITH SECTION 11B-309.4. INSTALL PER MANUFACTURERS STANDARD DETAILS. CHUTE TERMINATES IN TRASH / RECYCLING ROOM ON THE SECOND FLOOR
25. ACCESSIBLE MANEUVERING CLEARANCE (SIZE PER PLAN)
26. EDGE OF BUILDING / STRUCTURE ABOVE
27. WATER HEATER (PER PLUMBING PLANS) W/ PERFORATED DOUBLE METAL SWING GATE ENCLOSURE . SEE 8/H-A3.01.
28. WATER HEATER (PER PLUMBING PLANS) W/ PERFORATED SINGLE METAL SWING GATE ENCLOSURE . SEE 7/H-A3.01.
29. EXTERIOR FURNITURE (SEE LANDSCAPE DRAWINGS)
30. EXPOSED HSS STRUCTURAL STEEL COLUMN W/ 1-HOUR RATED INTUMESCENT PAINT FINISH. SEE STRUCTURAL PLANS FOR MORE INFORMATION
31. STORM DRAIN STUB OUT TO RECIEVE PLANTER DRAINAGE. CENTER STUB-OUT DIRECTLY BELOW PLANTER DRAIN OUTLET. REFER TO MANUFACTURER RECCOMENDATIONS

LID / STORMWATER MANAGEMENT NOTES

A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).

B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

GENERAL NOTES:

A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION

B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION

C. EV CAPABLE STALLS WITH THE ELECTRICAL PROVISIONS FOR SUPPORTING FUTURE LEVEL 2 EVSE. SEE ELECTRICAL DRAWINGS.

D. EV READY STALLS EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. SEE ELECTRICAL DRAWINGS.

FSY ARCHITECTS
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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

KEY PLAN

DRAWING TITLE:
BUILDING B - FIRST FLOOR PLAN

PLAN CHECK SUBMISSION #1	
Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A2.02

Scale: As indicated

09/08/25

1 BUILDING B - SECOND FLOOR PLAN
1/8" = 1'-0"

KEYNOTES

1. HARDROCK TOPPING SLAB W/ "CLASS A" FLAME SPREAD RATING. SLOPED TO DRAINAGE PER PLAN (MAX 1.8%). FLOOR ASSEMBLY TO BE 1-HOUR AND SLIP RESISTANT
2. 42" TALL METAL PICKET GUARDRAIL (PER DETAIL 1/A5.32)
3. METAL SUNSHADING AWNING (PER DETAIL 4/A6.01)
4. SEMI-RECESSED FIRE EXTINGUISHER CABINET (PER DETAIL 3/G4.51). FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS (SEE FIGURE 7/G3.04 FOR PROPOSED LOCATIONS)
5. 1-HOUR RATED SEISMIC GAP W/ EXPANSION JOINT COVER. TOP OF COVER SHALL NOT EXCEED ADJACENT F.F.E BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 11B-302 AND 11B-303 (PER DETAIL 3/A5.53 & STRUCTURAL DWGS).
6. EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1/A5.31)
7. EXPOSED HSS STRUCTURAL STEEL COLUMN W/ 1-HOUR RATED INTUMESCENT PAINT FINISH (PER DETAIL 1/A5.33, SEE STRUCTURAL PLANS FOR MEMBER SIZES)
8. ELEVATOR (MANUFACTURER: OTIS OR APPROVED EQUAL). NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1 (SEE A3.51 FOR MORE INFORMATION)
9. OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM (SMOKE GUARD MODEL 200 OR APPROVED EQUAL) COMPLYING WITH ICC ESAC 77 REQUIREMENTS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2025 CBC (PER DETAIL 5/A5.53).
10. TRASH / RECYCLING / COMPOST CHUTES WITH PNEUMATIC DOORS COMPLYING WITH SECTION 11B-309.4. INSTALL PER MANUFACTURERS STANDARD DETAILS. CHUTES TERMINATE IN TRASH / RECYCLING ROOM AT BASEMENT LEVEL
11. CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM . TYP.
12. VERTICAL PLUMBING RISER (SEE PLUMBING PLANS)
13. ACCESSIBLE MANEUVERING CLEARANCE (SIZE PER PLAN)
14. ROOF LINE ABOVE

LID / STORMWATER MANAGEMENT NOTES

A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).

B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

GENERAL NOTES:

A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION

B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION

C. EV CAPABLE STALLS WITH THE ELECTRICAL PROVISIONS FOR SUPPORTING FUTURE LEVEL 2 EVSE. SEE ELECTRICAL DRAWINGS.

D. EV READY STALLS EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. SEE ELECTRICAL DRAWINGS.

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS: 584 1/2 N. Larchmont Blvd. Los Angeles, CA 90004

KEY PLAN

DRAWING TITLE:
BUILDING B - SECOND FLOOR PLAN

PLAN CHECK SUBMISSION #1	
Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A2.03

Scale: As indicated

09/08/25

1 BUILDING B - 3RD & 4TH FLOOR PLAN

1/8" = 1'-0"

KEYNOTES

1. HARDROCK TOPPING SLAB W/ "CLASS A" FLAME SPREAD RATING. SLOPED TO DRAINAGE PER PLAN (MAX 1.8%). FLOOR ASSEMBLY TO BE 1-HOUR AND SLIP RESISTANT
2. 42" TALL METAL PICKET GUARDRAIL (PER DETAIL 1/A5.32)
3. METAL SUNSHADING AWNING (PER DETAIL 4/A6.01)
4. SEMI-RECESSED FIRE EXTINGUISHER CABINET (PER DETAIL 3/G4.51). FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS (SEE FIGURE 7/G3.04 FOR PROPOSED LOCATIONS)
5. 1-HOUR RATED SEISMIC GAP W/ EXPANSION JOINT COVER. TOP OF COVER SHALL NOT EXCEED ADJACENT F.F.E BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 11B-302 AND 11B-303 (PER DETAIL 3/A5.53 & STRUCTURAL DWGS).
6. EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1/A5.31)
7. EXPOSED HSS STRUCTURAL STEEL COLUMN W/ 1-HOUR RATED INTUMESCENT PAINT FINISH (PER DETAIL 1/A5.33, SEE STRUCTURAL PLANS FOR MEMBER SIZES)
8. ELEVATOR (MANUFACTURER: OTIS OR APPROVED EQUAL). NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1 (SEE A3.51 FOR MORE INFORMATION)
9. OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM (SMOKE GUARD MODEL 200 OR APPROVED EQUAL) COMPLYING WITH ICC ESAC 77 REQUIREMENTS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2025 CBC (PER DETAIL 5/A5.53).
10. TRASH / RECYCLING / COMPOST CHUTES WITH PNEUMATIC DOORS COMPLYING WITH SECTION 11B-309.4. INSTALL PER MANUFACTURERS STANDARD DETAILS. CHUTES TERMINATE IN TRASH / RECYCLING ROOM AT BASEMENT LEVEL
11. CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM . TYP.
12. VERTICAL PLUMBING RISER (SEE PLUMBING PLANS)
13. ACCESSIBLE MANEUVERING CLEARANCE (SIZE PER PLAN)
14. ROOF LINE ABOVE

LID / STORMWATER MANAGEMENT NOTES

A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).

B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

GENERAL NOTES:

A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION

B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION

C. EV CAPABLE STALLS WITH THE ELECTRICAL PROVISIONS FOR SUPPORTING FUTURE LEVEL 2 EVSE. SEE ELECTRICAL DRAWINGS.

D. EV READY STALLS EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. SEE ELECTRICAL DRAWINGS.

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NOT FOR CONSTRUCTION

PROJECT NAME:

600 N. ROSEMEAD AVE

PROJECT ADDRESSES:

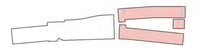
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS: 584 1/2 N. Larchmont Blvd. Los Angeles, CA 90004

KEY PLAN



DRAWING TITLE:

BUILDING B - THIRD & FOURTH FLOOR PLAN

PLAN CHECK SUBMISSION #1	
Date	02/17/2026
Drawn by	JDP, SD
Checked by	SD, VM

B-A2.04

Scale: As indicated

09/08/25

1 BUILDING B - FIFTH FLOOR PLAN
1/8" = 1'-0"

KEYNOTES

1. HARDROCK TOPPING SLAB W/ "CLASS A" FLAME SPREAD RATING. SLOPED TO DRAINAGE PER PLAN (MAX 1.8%). FLOOR ASSEMBLY TO BE 1-HOUR AND SLIP RESISTANT
2. 42" TALL METAL PICKET GUARDRAIL (PER DETAIL 1/A5.32)
3. METAL SUNSHADING AWNING (PER DETAIL 4/A6.01)
4. SEMI-RECESSED FIRE EXTINGUISHER CABINET (PER DETAIL 3/G4.51). FIRE MARSHAL TO DETERMINE FINAL LOCATIONS OF CABINETS DURING FIELD INSPECTIONS (SEE FIGURE 7/G3.04 FOR PROPOSED LOCATIONS)
5. 1-HOUR RATED SEISMIC GAP W/ EXPANSION JOINT COVER. TOP OF COVER SHALL NOT EXCEED ADJACENT F.F.E BY MORE THAN 1/2" AND SHALL COMPLY W/ SECTIONS 11B-302 AND 11B-303 (PER DETAIL 3/A5.53 & STRUCTURAL DWGS).
6. EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1/A5.31)
7. EXPOSED HSS STRUCTURAL STEEL COLUMN W/ 1-HOUR RATED INTUMESCENT PAINT FINISH (PER DETAIL 1/A5.33, SEE STRUCTURAL PLANS FOR MEMBER SIZES)
8. ELEVATOR (MANUFACTURER: OTIS OR APPROVED EQUAL). NO STANDBY POWER PROVIDED PER CBC SECTION 1009.2.1 EXCEPTION 1 (SEE A3.51 FOR MORE INFORMATION)
9. OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM (SMOKE GUARD MODEL 200 OR APPROVED EQUAL) COMPLYING WITH ICC ESAC 77 REQUIREMENTS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2025 CBC (PER DETAIL 5/A5.53).
10. TRASH / RECYCLING / COMPOST CHUTES WITH PNEUMATIC DOORS COMPLYING WITH SECTION 11B-309.4. INSTALL PER MANUFACTURERS STANDARD DETAILS. CHUTES TERMINATE IN TRASH / RECYCLING ROOM AT BASEMENT LEVEL
11. CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM . TYP.
12. VERTICAL PLUMBING RISER (SEE PLUMBING PLANS)
13. ACCESSIBLE MANEUVERING CLEARANCE (SIZE PER PLAN)
14. ROOF LINE ABOVE

LID / STORMWATER MANAGEMENT NOTES

A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).

B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

GENERAL NOTES:

A. PROVIDE INTERNET WIFI SYSTEM IN EXTERIOR CORRIDORS FOR UNIT SUBMETER DISPLAYS. CLIENT TO CONFIRM SERVICE PROVIDER DURING CONSTRUCTION

B. PROVIDE CCTV SYSTEM WITH CAMERAS AT ALL EXTERIOR CORRIDORS, INTERIOR COMMON ROOMS, AND EXTERIOR COURTS AND SIDE YARDS. TO BE PROVIDED AS A DESIGN-BUILD SYSTEM BY THE GENERAL CONTRACTOR DURING CONSTRUCTION

C. EV CAPABLE STALLS WITH THE ELECTRICAL PROVISIONS FOR SUPPORTING FUTURE LEVEL 2 EVSE. SEE ELECTRICAL DRAWINGS.

D. EV READY STALLS EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. SEE ELECTRICAL DRAWINGS.

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

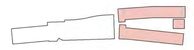
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

KEY PLAN



DRAWING TITLE:
BUILDING B - FIFTH FLOOR PLAN

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A2.05

Scale: As indicated

09/08/25

KEYNOTES

1. 60MIL MIN. FIRESTONE ULTRAPLY WHITE OR EQUAL CLASS 'A' SINGLE PLY COOL ROOF OVER 1/4" DENS DECK PRIME SHEATHING INSTALLED PER MANUFACTURER RECOMMENDATIONS. PROVIDE PENETRATION FLASHING AND TPO COATED SHEET METAL FLASHING PER MANUFACTURER REQUIREMENTS. MINIMUM 78 SRI (SOLAR REFLECTANCE INDEX) CONTRACTOR TO PROVIDE MINIMUM 20 YEAR NDL WARRANTY. ICC# ESR 2831 (REFER TO S723-RFS-012 CUT SHEET ON BB-G1.60)
2. MECHANICAL CONDENSER UNITS ON EQUIPMENT PAD (MIN. 8" A.F.F. HIGHEST ADJACENT ROOF FINISH ELEVATION PER MANUFACTURER RECOMMENDATIONS).
3. CONDENSER UNIT DISCONNECT TO BE MOUNTED ON EQUIPMENT PAD (SEE ELECTRICAL / MECHANICAL PLANS)
4. SOLAR PV PANEL ARRAY SYSTEM (TO BE PREPARED BY SOLAR PV CONSULTANT AS A DESIGN BUILD ITEM. GENERAL CONTRACTOR TO PROVIDE ALLOWANCE FOR SCOPE)
5. ROOF DRAIN AND OVERFLOW DRAIN. OVERFLOW DRAIN SHALL DISCHARGE THROUGH WALL SCUPPERS ONTO ROOF DECK AT LEVEL BELOW.
6. TRASH CHUTE EXHAUST VENTS
7. PLUMBING VENT TO ROOF
8. EQUIPMENT SCREEN
9. WATER TANK MOUNTED ON EQUIPMENT PAD (SIZE TBD BY PLUMBING ENGINEER)
10. ROOF ANCHOR
11. 42" TALL METAL GAURDRAIL
12. EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1/A5.31)

LID / STORMWATER MANAGEMENT NOTES

A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS, DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP (SEE C3.00, P1.02 - P1.09 FOR MORE INFORMATION).

B. PUMP DESIGN FOR RAINWATER HARVESTING TANK SHALL BE PROVIDED BY MANUFACTURER (TBD AT LATER DATE). SEE SYSTEMS DIAGRAM IN APPROVED LID EXHIBIT ON C3.01

SOLAR ZONE NOTES

SOLAR ZONE AREA WITH TOTAL AREA EQUAL TO OR GREATER THAN 15% OF THE BUILDING'S TOTAL ROOF AREA PROVIDED (2020 LAGBC 4.211.4).

ROOF AREA: 18,750 SF
SOLAR ZONE AREA REQUIRED: 18,750 SF x .15 = 2,812 SF
SOLAR ZONE AREA PROVIDED: 4,290 SF > 15% REQUIRED

SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, AND EQUIPMENT (2020 LAGBC 4.211.4)

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

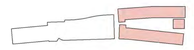
PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME: ELYSIAN HOUSING

CLIENT ADDRESS: 584 1/2 N. Larchmont Blvd. Los Angeles, CA 90004

KEY PLAN



DRAWING TITLE:
BUILDING B - ROOF PLAN

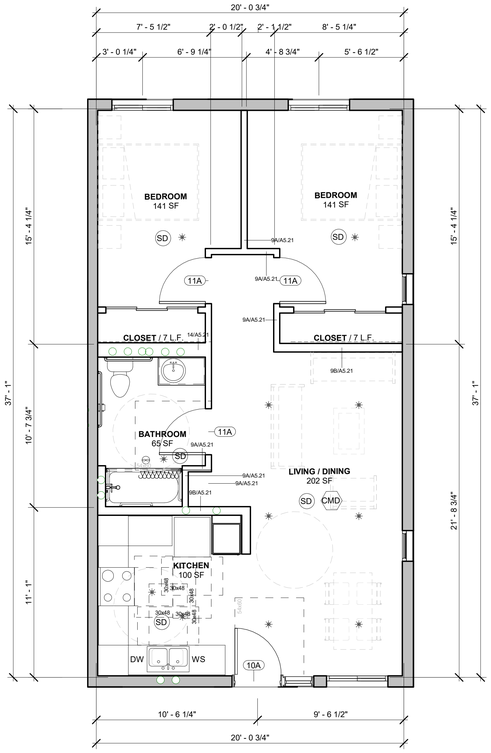
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A2.06

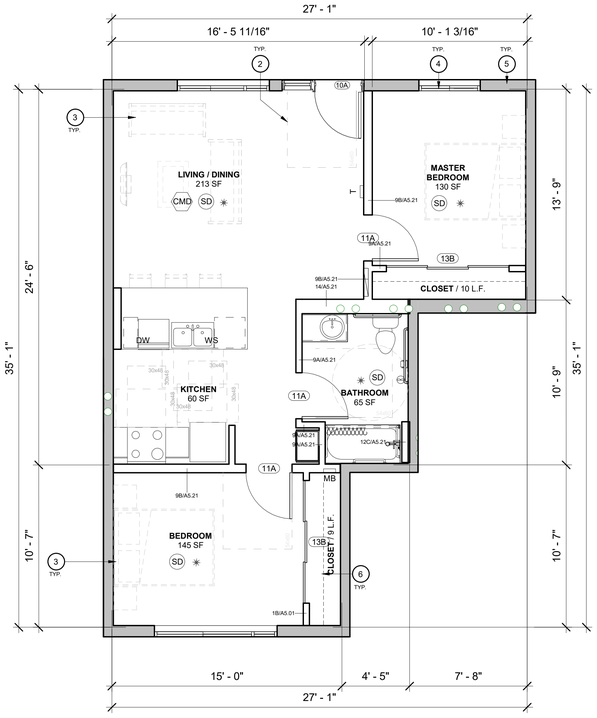
Scale: As indicated

09/08/25



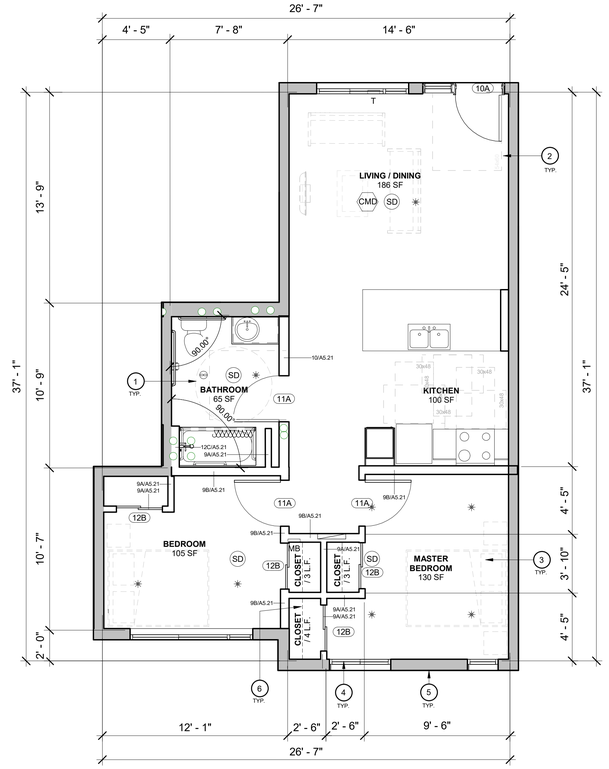
6 UNIT TYPE 2E - ENLARGED PLAN

1/4" = 1'-0"



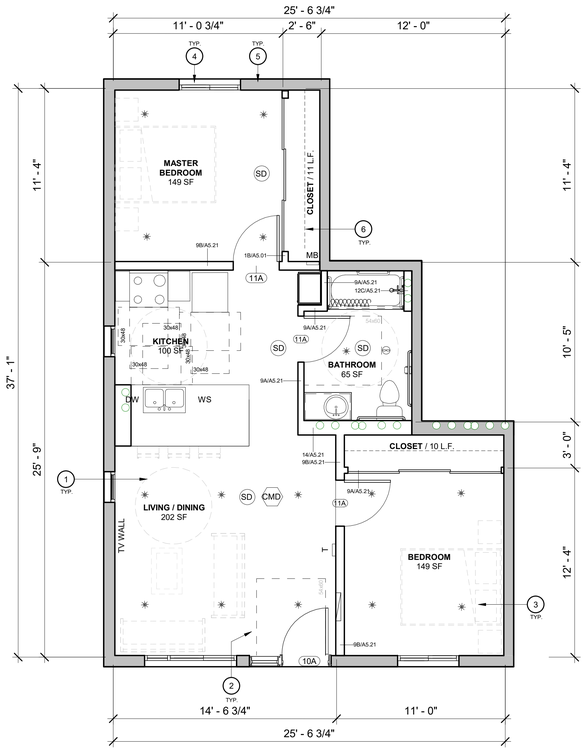
5 UNIT TYPE 2D - ENLARGED PLAN

1/4" = 1'-0"



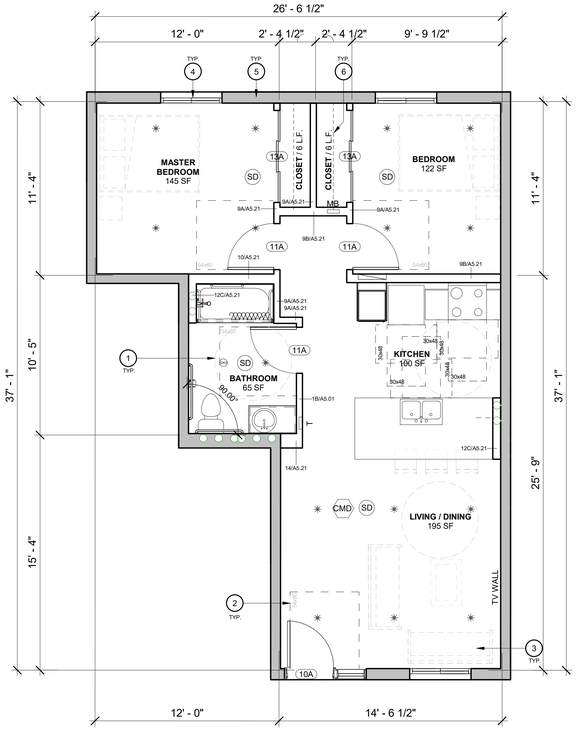
4 UNIT TYPE 2C - ENLARGED PLAN

1/4" = 1'-0"



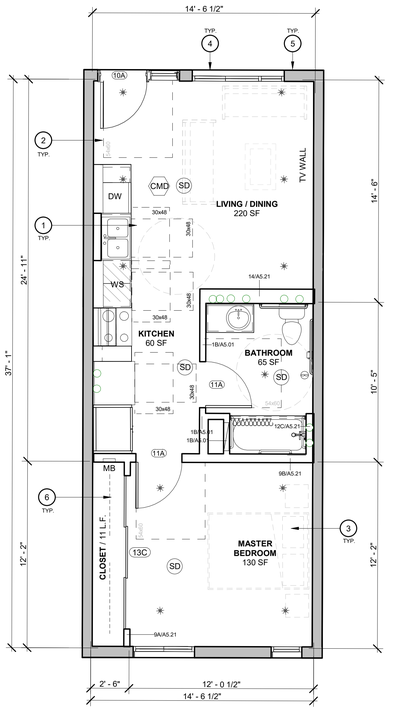
3 UNIT TYPE 2A - ENLARGED PLAN

1/4" = 1'-0" NET SF = 715 SF / GROSS SF = 775 SF



2 UNIT TYPE 2B - ENLARGED PLAN

1/4" = 1'-0" NET SF = 700 SF / GROSS SF = 760 SF



1 UNIT TYPE 1A - ENLARGED PLAN

1/4" = 1'-0" NET SF = 565 SF / GROSS SF = 615 SF

DESIGN NOTES:

1. ACCESSIBLE TURN-AROUND SPACE (5'-0" D.I.A.)
2. ACCESSIBLE MANEUVERING SPACE (SIZE PER PLAN)
3. FURNITURE SHOWN FOR REFERENCE ONLY (N.I.C.)
4. WINDOWS ARE SHOWN FOR REFERENCE ONLY. SEE THE A2-SERIES AND A6-SERIES FOR MORE INFORMATION
5. EXTERIOR AND INTERIOR RATED WALL ASSEMBLIES SEPARATING UNITS ARE SHOWN FOR REFERENCE ONLY. REFER TO A2-SERIES AND A5-SERIES FOR MORE INFO.
6. 15" MDF SHELF W/ CLOSET POLE (TYP ALL BEDROOMS)
7. MDF SHELVING

COMMUNICATION FEATURES:

ALL COMMUNICATION FEATURE UNITS (SEE G0.00) SHALL HAVE THE FOLLOWING FEATURES COMPLYING WITH SECTION 11B-809.5 OF THE 2010 ADA STANDARDS:

- PROVIDE STROBE AND HORN ALARM APPLIANCE WITHIN THE DWELLING UNIT (NEAR SMOKE DETECTION SYSTEM). SUCH APPLIANCE SHOULD BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM AND THE UNITS SMOKE ALARM SYSTEM.
  - ALL VISIBLE ALARM APPLIANCES SHALL PROVIDE NOTIFICATION OF RESIDENTIAL DWELLING UNIT SMOKE DETECTION, FIRE ALARM ACTIVATION, AND CARBON MONOXIDE DETECTION. ALL OTHER USES FOR SAID APPLIANCES SHALL BE PROHIBITED
- PROVIDE A HARDWIRED ELECTRIC DOORBELL AT UNIT ENTRANCE WHICH INITIATES AN AUDIBLE TONE AND A VISIBLE SIGNAL WITHIN THE DWELLING UNIT W/ 180 DEGREE RANGE OF VIEW (MANUF: SONIC ALERT DB 200 OR APPROVED EQUAL)
- PROVIDE SMOKE DETECTION SYSTEM AND CARBON MONOXIDE DETECTION SYSTEM

MOBILITY FEATURES

ALL MOBILITY FEATURE UNITS (SEE G0.00) SHALL HAVE THE FOLLOWING MOBILITY FEATURES COMPLYING W/ 11B-809.2 THROUGH 11B-809.4 OF THE 2010 ADA STANDARDS:

- ACCESSIBLE ROUTE WITHIN RESIDENTIAL UNIT
- KITCHEN COMPLYING WITH 11B-804
- BATHROOM COMPLYING WITH 11B-603

PERMANENT SUPPORTIVE HOUSING NOTES:

- NONRESIDENTIAL FLOOR AREA SHALL BE USED FOR ONSITE SUPPORTIVE SERVICES IN THE FOLLOWING AMOUNTS
- FOR A DEVELOPMENT WITH MORE THAN 20 UNITS, AT LEAST 3 PERCENT OF THE TOTAL NONRESIDENTIAL FLOOR AREA SHALL BE PROVIDED FOR ONSITE SUPPORTIVE SERVICES THAT ARE LIMITED TO TENANT USE, INCLUDING, BUT NOT LIMITED TO, COMMUNITY ROOMS, CASE MANAGEMENT OFFICES, COMPUTER ROOMS, AND COMMUNITY KITCHENS.
- UNITS WITHIN THE DEVELOPMENT, EXCLUDING MANAGERS' UNITS, INCLUDE AT LEAST ONE BATHROOM AND A KITCHEN OR OTHER COOKING FACILITIES, INCLUDING, AT MINIMUM, A STOVETOP, A SINK, AND A REFRIGERATOR.

LEGEND

	THRESHOLD. SEE 1/A6.11
	ELECTRICAL PANEL. SEE 9/H-A5.41.
A.S.L	ASSISTED LISTENING DEVICES AND SYSTEM COMPLYING WITH 2022 CBC 11B-706.
	SPRINKLER HEAD ABOVE @ CEILING. (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO BIDDING. GC TO COORDINATE W/ ALL TRADES)
	EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
CMD	CARBON MONOXIDE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
SD	SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
T	SMART THERMOSTAT (ENERGY STAR). BRAEBURN MODEL 7205 (SEE G1.60)
MB	MEDIA BOX (SEE ELECTRICAL PLANS)
	ELECTRICAL OUTLETS SHALL BE NO LOWER THAN 20" A.F.F. IN ANY SITUATION (SEE ELECTRICAL PLAN FOR LOCATIONS)

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - ENLARGED UNIT PLANS

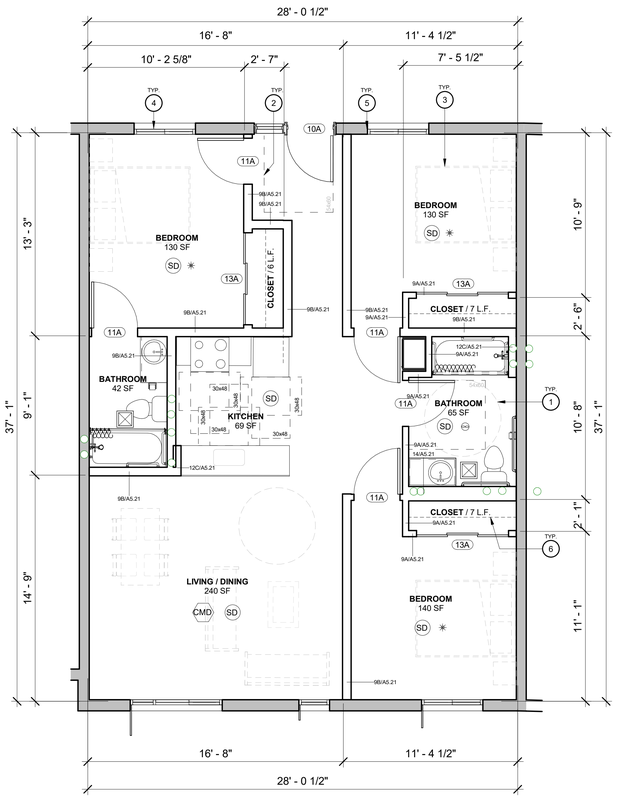
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A3.01

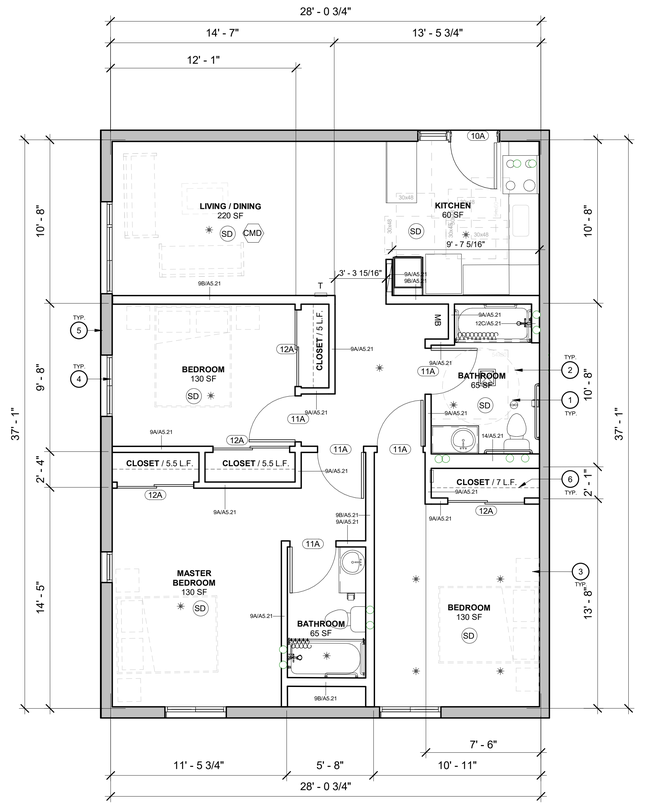
Scale 1/4" = 1'-0"

10/22/25



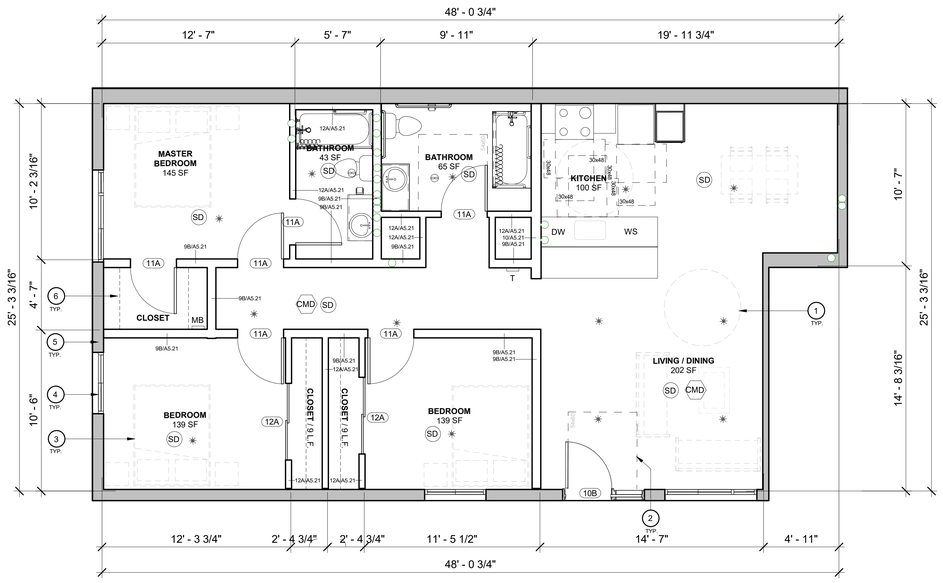
4 UNIT TYPE 3B - ENLARGED PLAN

1/4" = 1'-0"



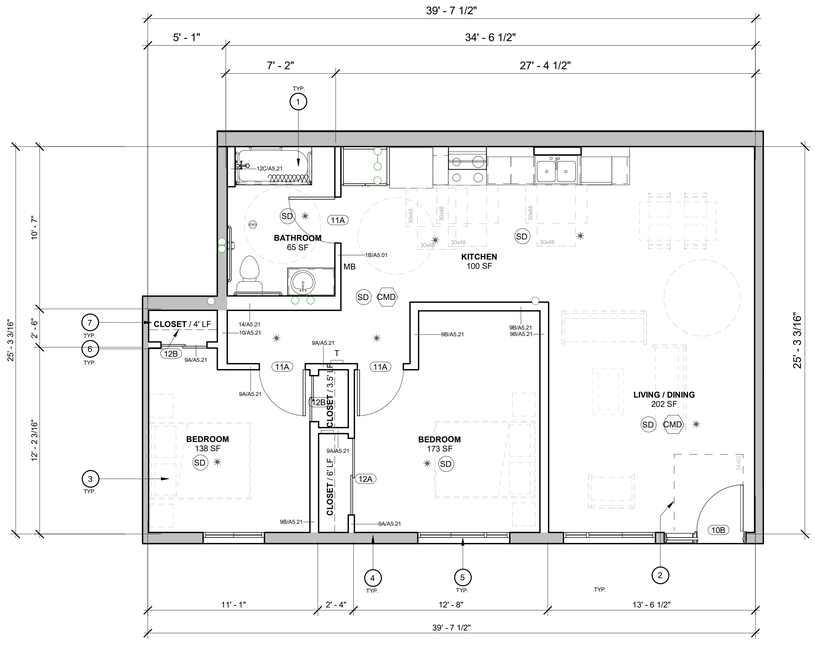
3 UNIT TYPE 3A - ENLARGED PLAN

1/4" = 1'-0"



2 UNIT TYPE 3C - ENLARGED PLAN

1/4" = 1'-0"



1 UNIT TYPE 2F - ENLARGED PLAN

1/4" = 1'-0"

DESIGN NOTES:

1. ACCESSIBLE TURN-AROUND SPACE (5'-0" D.I.A.)
2. ACCESSIBLE MANEUVERING SPACE (SIZE PER PLAN)
3. FURNITURE SHOWN FOR REFERENCE ONLY (N.I.C.)
4. WINDOWS ARE SHOWN FOR REFERENCE ONLY. SEE THE A2-SERIES AND A6-SERIES FOR MORE INFORMATION
5. EXTERIOR AND INTERIOR RATED WALL ASSEMBLIES SEPARATING UNITS ARE SHOWN FOR REFERENCE ONLY. REFER TO A2-SERIES AND A5-SERIES FOR MORE INFO.
6. 15" MDF SHELF W/ CLOSET POLE (TYP ALL BEDROOMS)
7. MDF SHELVING

COMMUNICATION FEATURES:

ALL COMMUNICATION FEATURE UNITS (SEE G0.00) SHALL HAVE THE FOLLOWING FEATURES COMPLYING WITH SECTION 11B-809.5 OF THE 2010 ADA STANDARDS:

- PROVIDE STROBE AND HORN ALARM APPLIANCE WITHIN THE DWELLING UNIT (NEAR SMOKE DETECTION SYSTEM). SUCH APPLIANCE SHOULD BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM AND THE UNITS SMOKE ALARM SYSTEM.
  - ALL VISIBLE ALARM APPLIANCES SHALL PROVIDE NOTIFICATION OF RESIDENTIAL DWELLING UNIT SMOKE DETECTION, FIRE ALARM ACTIVATION, AND CARBON MONOXIDE DETECTION. ALL OTHER USES FOR SAID APPLIANCES SHALL BE PROHIBITED
- PROVIDE A HARDWIRED ELECTRIC DOORBELL AT UNIT ENTRANCE WHICH INITIATES AN AUDIBLE TONE AND A VISIBLE SIGNAL WITHIN THE DWELLING UNIT W/ 180 DEGREE RANGE OF VIEW (MANUF: SONIC ALERT DB 200 OR APPROVED EQUAL.)
- PROVIDE SMOKE DETECTION SYSTEM AND CARBON MONOXIDE DETECTION SYSTEM

MOBILITY FEATURES

ALL MOBILITY FEATURE UNITS (SEE G0.00) SHALL HAVE THE FOLLOWING MOBILITY FEATURES COMPLYING W/ 11B-809.2 THROUGH 11B-809.4 OF THE 2010 ADA STANDARDS:

- ACCESSIBLE ROUTE WITHIN RESIDENTIAL UNIT
- KITCHEN COMPLYING WITH 11B-804
- BATHROOM COMPLYING WITH 11B-603

PERMANENT SUPPORTIVE HOUSING NOTES:

- NONRESIDENTIAL FLOOR AREA SHALL BE USED FOR ONSITE SUPPORTIVE SERVICES IN THE FOLLOWING AMOUNTS
- FOR A DEVELOPMENT WITH MORE THAN 20 UNITS, AT LEAST 3 PERCENT OF THE TOTAL NONRESIDENTIAL FLOOR AREA SHALL BE PROVIDED FOR ONSITE SUPPORTIVE SERVICES THAT ARE LIMITED TO TENANT USE, INCLUDING, BUT NOT LIMITED TO, COMMUNITY ROOMS, CASE MANAGEMENT OFFICES, COMPUTER ROOMS, AND COMMUNITY KITCHENS.
- UNITS WITHIN THE DEVELOPMENT, EXCLUDING MANAGERS' UNITS, INCLUDE AT LEAST ONE BATHROOM AND A KITCHEN OR OTHER COOKING FACILITIES, INCLUDING, AT MINIMUM, A STOVETOP, A SINK, AND A REFRIGERATOR.

LEGEND

	THRESHOLD. SEE 1/A6.11
	ELECTRICAL PANEL. SEE 9/H-A5.41.
A.S.L.	ASSISTED LISTENING DEVICES AND SYSTEM COMPLYING WITH 2022 CBC 11B-706.
	SPRINKLER HEAD ABOVE @ CEILING. (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO BIDDING. GC TO COORDINATE W/ ALL TRADES)
EF	EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
CMD	CARBON MONOXIDE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
SD	SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
T	SMART THERMOSTAT (ENERGY STAR). BRAEBURN MODEL 7205 (SEE G1.60)
MB	MEDIA BOX (SEE ELECTRICAL PLANS)
	ELECTRICAL OUTLETS SHALL BE NO LOWER THAN 20" A.F.F. IN ANY SITUATION (SEE ELECTRICAL PLAN FOR LOCATIONS)

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NOT FOR CONSTRUCTION

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600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - ENLARGED UNIT PLANS

PLAN CHECK SUBMISSION #1

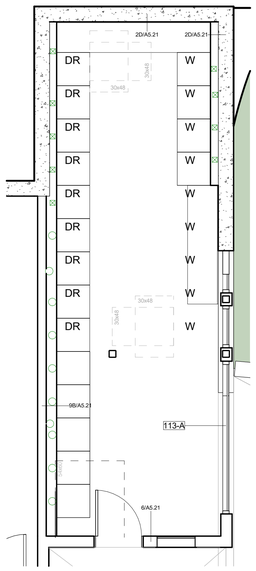
Date	02/17/2026
Drawn by	Author
Checked by	Checker

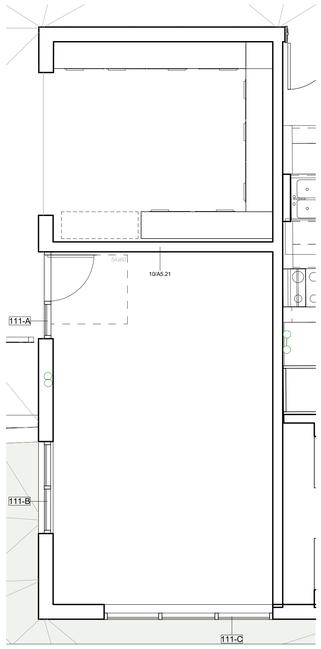
B-A3.02

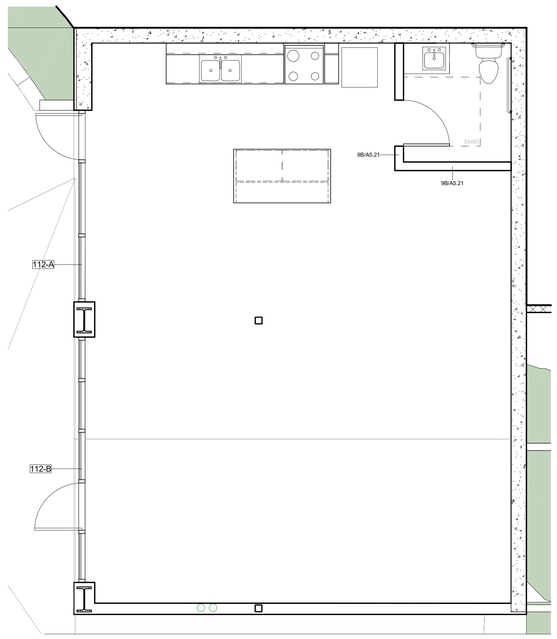
Scale 1/4" = 1'-0"

10/22/25

KEYNOTES







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PROJECT ADDRESSES:

600 N. ROSEMEAD AVE,
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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:

BUILDING B - ENLARGED COMMON AREA PLANS

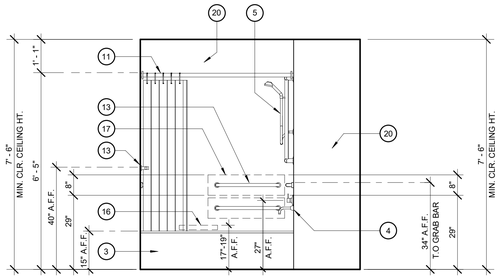
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A3.03

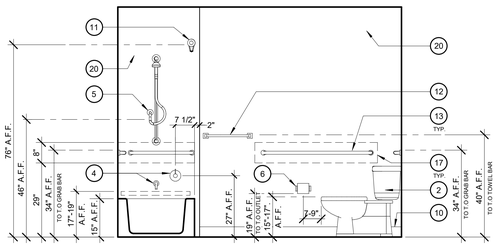
Scale 1/4" = 1'-0"

10/22/25



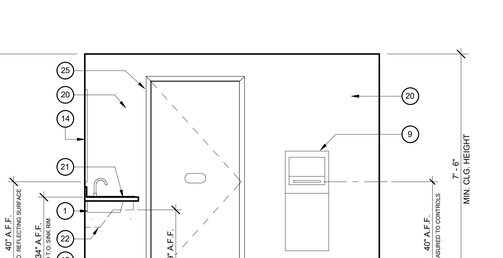
2D UNIT BATHROOM TYPE A - ELEVATION 1A

1/2" = 1'-0"



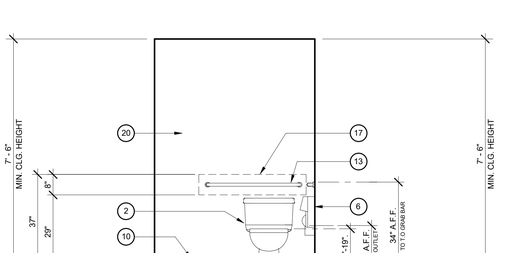
2C UNIT BATHROOM TYPE A - ELEVATION 1B

1/2" = 1'-0"



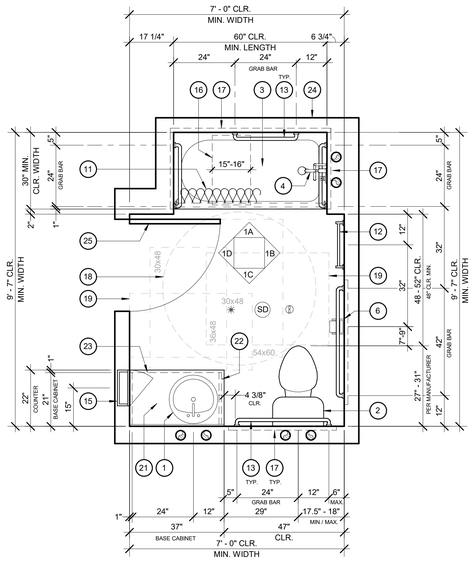
2B UNIT BATHROOM TYPE A - ELEVATION 1C

1/2" = 1'-0"



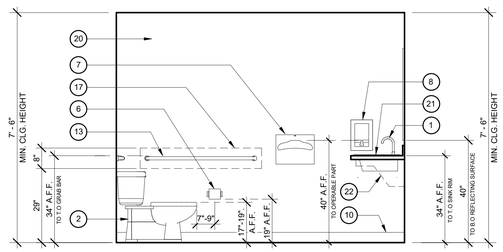
2A UNIT BATHROOM TYPE A - ELEVATION 1D

1/2" = 1'-0"



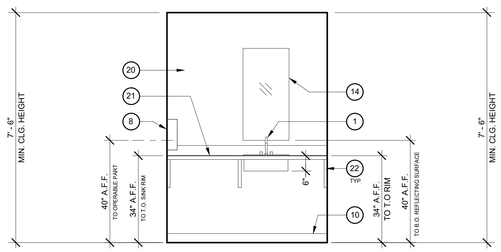
2 UNIT BATHROOM TYPE A - ENLARGED PLAN

1/2" = 1'-0"



1D COM. ROOM BATHROOM - ELEVATION 2A

1/2" = 1'-0"



1C COM. ROOM BATHROOM - ELEVATION 2B

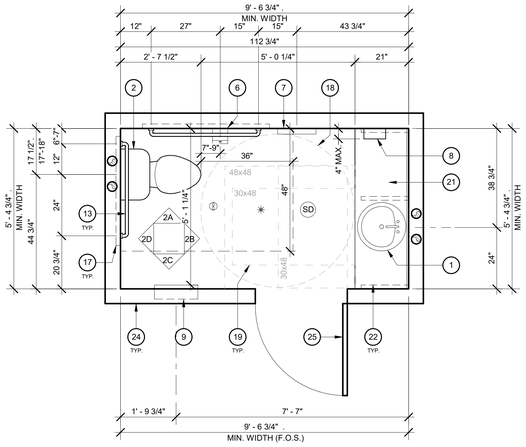
1/2" = 1'-0"

1B COM. ROOM BATHROOM - ELEVATION 2C

1/2" = 1'-0"

1A COM. ROOM BATHROOM - ELEVATION 2D

1/2" = 1'-0"



1 COMMON RM. BATHROOM - ENLARGED PLAN

1/2" = 1'-0"

KEYNOTES

1. LAVATORY W/ INSULATED DRAIN AND HOT WATER PIPE
2. WATER CLOSET (WITH MAX. OF 1.28 GALLON PER FLUSH) LOCATE FLUSH CONTROL ON OPEN SIDE IN ALL UNITS
3. 30" X 60" ADA ACCESSIBLE FIBERGLASS TUB W/ SHATTER PROOF ENCLOSURE
4. SPOUT SHALL BE CENTERED WITHIN TUB ENCLOSURE, AND VALVE SHALL BE WITHIN ACCESSIBLE REACH RANGE ON FRONT END OF TUB. VALVE CONTROLS TO COMPLY WITH 2022 CBC 11B-309.4 OPERATION REQUIREMENTS
5. HAND HELD SHOWERHEAD W/ 24" SLIDE BAR AND 60" HOSE. SLIDE BAR CENTERED WITHIN TUB, AND THE SHOWER HEAD SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM
6. TOILET PAPER HOLDER (SEE 1/H-G4.50).
7. TOILET SEAT COVER DISPENSER (SEE 1/H-G4.50).
8. SOAP DISPENSER (SEE 1/H-G4.50).
9. PAPER TOWEL DISPENSER / DISPOSAL UNIT, RECESSED INTO STUD WALL (SEE 1/H-G4.50)
10. VINYL BASE (TYP.)
11. ROD & SHOWER CURTAIN
12. TOWEL BAR (SEE 1/H-G4.50).
13. GRAB BAR (SEE 4/H-G4.50).
14. MIRROR (40" A.F.F. MEASURED TO REFLECTING SURFACE)
15. 18" x 26" MEDICINE CABINET WITH MIRROR. PROVIDE USABLE SHELF NO HIGHER THAN 40" A.F.F.
16. PROVIDE NON-PERMANENT SEAT IN BATHTUB PER 11B-607.4.2, 11B-610.2, 11B 610.4 AT ADA/MOBILITY UNITS
17. PROVIDE CONTINUOUS WALL REINFORCEMENT FOR INSTALLATION OF FUTURE NON-PERMANENT SEAT AND GRAB BAR INSTALLATION (SEE 5/H-G4.50) .
18. 5'-0" DIA. TURN-AROUND (TYP.)
19. 48" x 30" CLEAR SPACE
20. GYPSUM WALL BOARD "TYPE X", PAINTED FINISH. PAINTED 5/8" DENS ARMOR PLUS AT ALL WET LOCATIONS (EG: BEHIND SINK, WC AND TUB)
21. SOLID SURFACE COUNTERTOP W/ 6" SPLASH. GENERAL CONTRACTOR SHALL CUT ROUGH OPENINGS IN SPLASH FOR WALL CONTROLS AND OUTLETS
22. CORBEL SUPPORT
23. REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW WITH KNEE AND TOE CLR PROVIDED. FOR WATER PIPE (SEE 2/G4.50). VANITY TO BE CONFIGURED SUCH THAT WHEN BASE CABINETRY IS REMOVED. THERE SHALL ONLY BE A CORBEL TYPE SUPPORT ON EITHER SIDE. SEE 1A/H-A5.41.
24. WALLS ARE SHOWN FOR REFERENCE ONLY. REFER TO OVERALL FLOOR PLANS FOR WALL TYPES
25. DOORS ARE SHOWN FOR REFERENCE ONLY. REFER TO OVERALL FLOOR PLANS FOR DOOR TAG REFERENCES AND DOOR SCHEDULE FOR MORE INFORMATION.
26. MDF SHELVING UNIT W/ CORBEL SUPPORT

LEGEND

- ✳ SPRINKLER HEAD ABOVE @ CEILING. (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO BIDDING. GC TO COORDINATE W/ ALL TRADES)
- EF EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- SD SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- ⊙ PLUMBING RISER (SEE PLUMBING DRAWINGS)

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER
-

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - ENLARGED PLANS - BATHROOMS

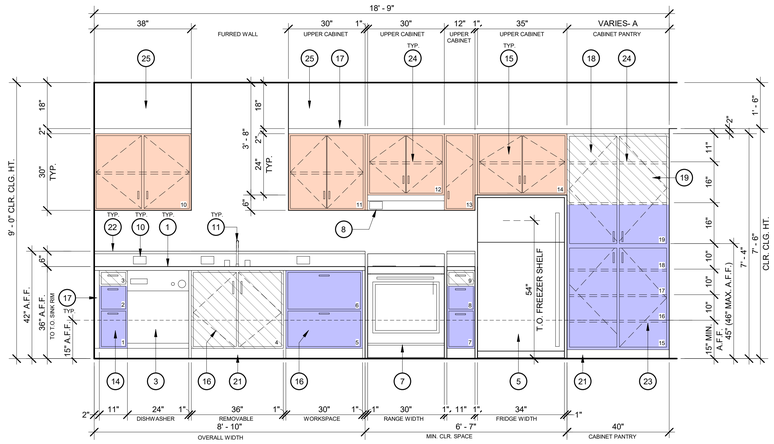
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A3.41

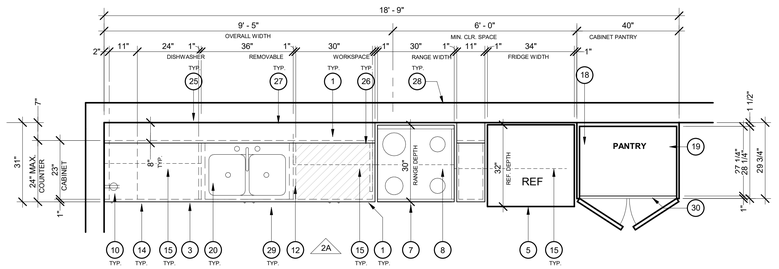
Scale: As indicated

10/22/25



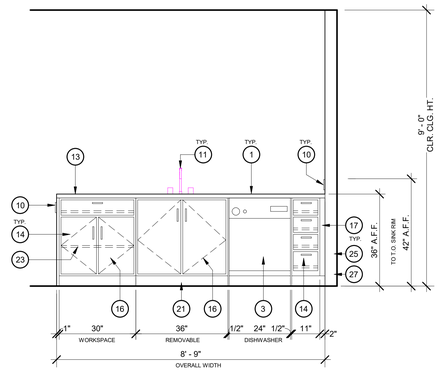
2A UNIT KITCHEN TYPE B - ELEVATION

1/2" = 1'-0"



2 UNIT KITCHEN TYPE B - ENLARGED PLAN

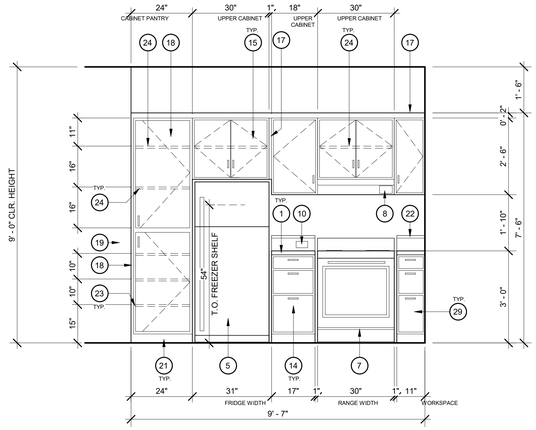
1/2" = 1'-0"



1B UNIT KITCHEN TYPE A - ELEVATION 2

1/2" = 1'-0"

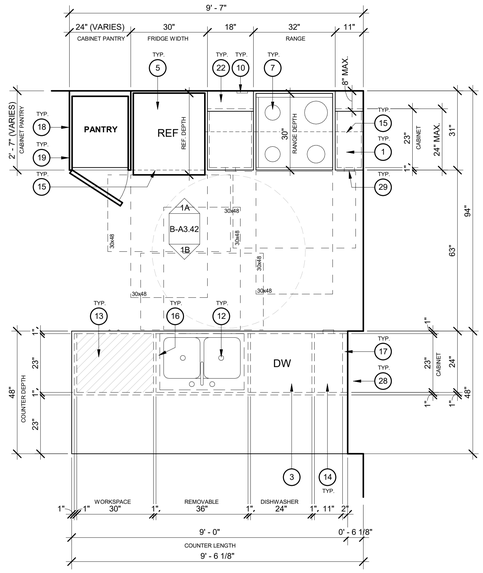
USE FOR NON-MOBILITY UNITS ONLY



1A UNIT KITCHEN TYPE A - ELEVATION 1

1/2" = 1'-0"

USE FOR NON-MOBILITY UNITS ONLY



USE FOR NON-MOBILITY UNITS ONLY

1 UNIT KITCHEN TYPE A - ENLARGED PLAN

1/2" = 1'-0"

KEYNOTES

1. SOLID SURFACE COUNTERTOP W/ 8" SPLASH. GENERAL CONTRACTOR SHALL CUT ROUGH OPENINGS IN SPLASH FOR WALL CONTROLS AND OUTLETS
2. 24" WIDE ENERGY STAR ADA COMPLIANT FRONT LOAD DISHWASHER. (SEE H-G1.61).
3. 24" WIDE ENERGY STAR NON-ACCESSIBLE FRONT LOAD DISHWASHER. SEE H-G1.61 FOR MORE INFORMATION.
4. TOP FREEZER ENERGY STAR ADA COMPLIANT REFRIGERATOR (14.6 CU. FT.). 50% OF FREEZER STORAGE BELOW 54" A.F.F. MIN. CONTROLS SHALL COMPLY WITH 11B-804.6.2 / 11B-309. (SEE H-G1.61).
5. TOP FREEZER NON-ACCESSIBLE ENERGY STAR REFRIGERATOR (14.6 CU. FT.). SEE H-G1.61.
6. ELECTRIC COOKING RANGE / OVEN. CONTROLS AT FRONT OF APPLIANCE FOR ADA UNITS / COMMON SPACES / UNIVERSAL DESIGN UNITS. (SEE H-G1.61).
7. NON-ACCESSIBLE ELECTRIC COOKING RANGE (SEE H-G1.61).
8. 30" WIDE ENERGY STAR COMPLIANT RANGEHOOD W/ NON-ACCESSIBLE 2 WAY EXHAUST FAN SWITCH. AIR KING ESZ306ADA OR APPROVED EQUAL (SEE H-G1.61).
9. 30" WIDE ENERGY STAR COMPLIANT RANGEHOOD W/ ACCESSIBLE 2 WAY EXHAUST FAN SWITCH AT 34" A.F.F. AIR KING ESZ306ADA OR APPROVED EQUAL (SEE H-G1.61).
10. ELECTRICAL OUTLET (T.O. OUTLET MAX. 42" A.F.F., TYP FOR ALL KITCHENS. LOCATIONS NEAR CORNERS SHALL BE 36" MAX. FROM WALL PER FAIR HOUSING ACT)
11. 30" DOUBLE KITCHEN SINK W/ GARBAGE DISPOSAL. PROVIDE OFFSET REAR PLUMBING, INSULATED DRAIN & HOT WATER PIPE. PROVIDE 6-1/2" MAX SINK DEPTH.
12. 30" DOUBLE KITCHEN SINK W/ GARBAGE DISPOSAL. PROVIDE CENTERED PLUMBING, INSULATED DRAIN & HOT WATER PIPE. PROVIDE 6-1/2" MAX SINK DEPTH.
13. 30" MIN. WORK COUNTER WITH 30" REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW WITH KNEE AND TOE CLEARANCE PROVIDED.
14. COMPOSITE WOOD BASE CABINETS W/ HIGH PRESSURE LAMINATE FINISH. DRAWERS & SHELVING AS SHOWN. PULLS SHALL BE INSTALLED MIN. 15" A.F.F. SEE 1B/H-A5.41
15. COMPOSITE WOOD UPPER CABINETS W/ HIGH PRESSURE LAMINATE FINISH. PROVIDE 1 REMOVABLE SHELVES PER CABINET EQUALLY SPACED. SEE 3A/H-A5.41.
16. REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW WITH KNEE AND TOE CLR PROVIDED. FOR WATER PIPE (SEE 2/G4.50). VANITY TO BE CONFIGURED SUCH THAT WHEN BASE CABINTRY IS REMOVED. THERE SHALL ONLY BE A CORBEL TYPE SUPPORT ON EITHER SIDE. SEE 1A/H-A5.41.
17. CABINET FILLER PIECE W/ HIGH PRESSURE LAMINATE FINISH (MATCH CABINET FINISH)
18. COMPOSITE WOOD PANTRY CABINET W/ HIGH PRESSURE LAMINATE FINISH. SEE ENLARGED UNIT PLANS FOR LOCATION (B-A3.01 & B-A3.02).
19. EXPOSED CABINETRY SIDES TO RECIEVE HIGH PRESSURE LAMINATE FINISH MATCHING ADJACENT CABINETS
20. CORBEL SUPPORT FOR SINK / COUNTERTOP
21. 4" TOE SPACE VINYL BASE (TYP.)
22. FLOATING WOOD SHELF (SEE 2/H-A5.41)
23. FIXED MDF SHELVING (SEE 5/H-A5.41)
24. REMOVABLE / ADJUSTABLE MDF SHELVING (NOT COUNTED AS FIXED STORAGE)
25. GYPSUM WALL BOARD. PROVIDE GREEN GUARD (OR APPROVED EQUAL) MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL WET LOCATIONS
26. BACKSPLASH BELOW (SEE ELEVATIONS)
27. FURRED WALL W/ PLUMBING RISER (SEE 15/H-A5.21)
28. WALLS ARE SHOWN FOR REFERENCE ONLY. REFER TO OVERALL FLOOR PLANS FOR WALL TYPES
29. CABINET PULLS TO EXTEND BEYOND COUNTERTOP. GENERAL CONTRACTOR TO COORDINATE 24" MAX DEPTH FROM EDGE OF PULLS.
30. SEE FLOOR PLANS H-A2.02 THROUGH H-A2.07, FOR PANTRY TYPE IN EACH UNIT.
31. SOLID SURFACE PENINSULA COUNTERTOP (4'X9' TYP.)

LEGEND

- ✳ SPRINKLER HEAD ABOVE @ CEILING. (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO BIDDING. GC TO COORDINATE W/ ALL TRADES)
- EF EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- SD SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- ⊙ PLUMBING RISER (SEE PLUMBING DRAWINGS)

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PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - ENLARGED PLANS - KITCHENS

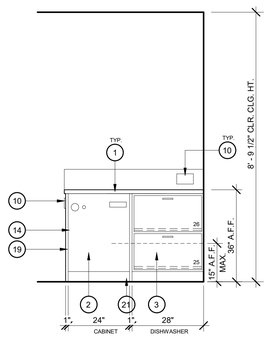
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A3.42

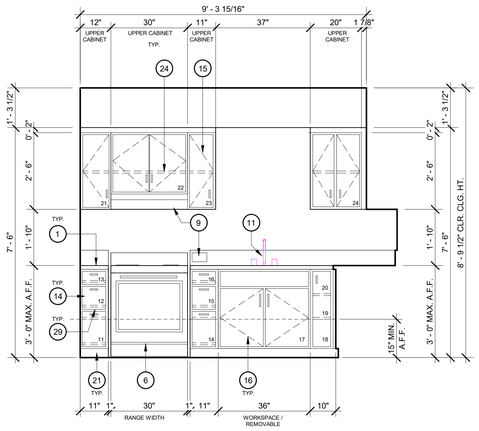
Scale: As indicated

10/22/25



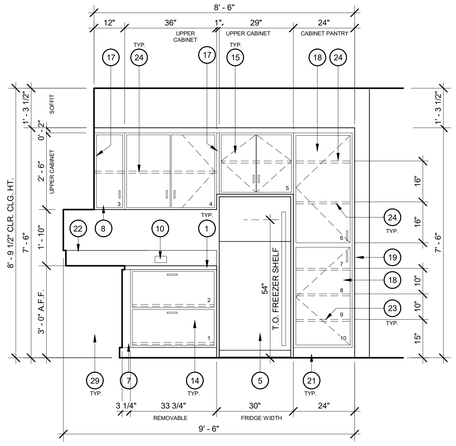
2C UNIT KITCHEN TYPE D - ELEVATION 3

1/2" = 1'-0"



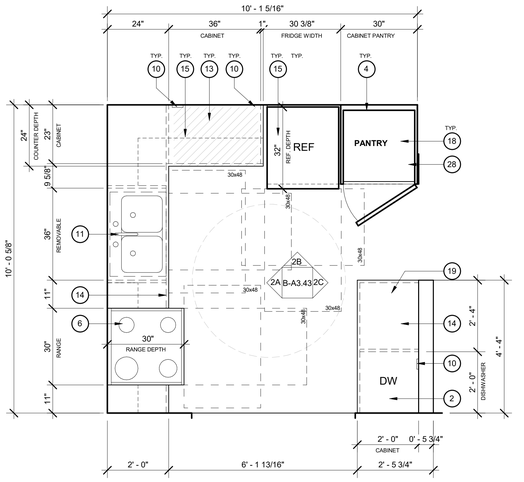
2B UNIT KITCHEN TYPE D - ELEVATION 2

1/2" = 1'-0"



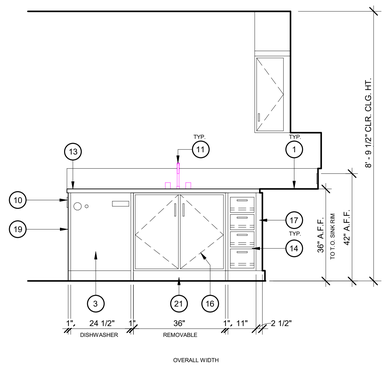
2A UNIT KITCHEN TYPE D - ELEVATION 1

1/2" = 1'-0"



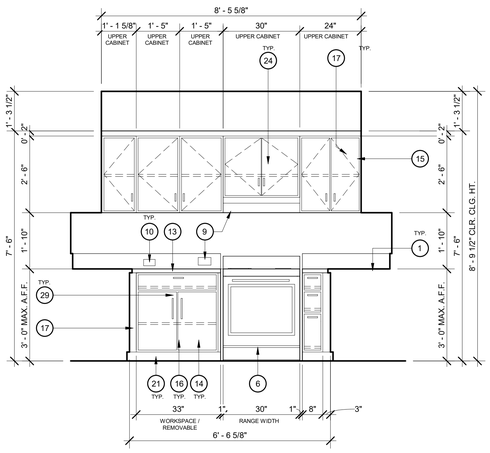
2 UNIT KITCHEN TYPE D - ENLARGED PLAN

1/2" = 1'-0" CAN BE USED FOR MOBILITY UNITS



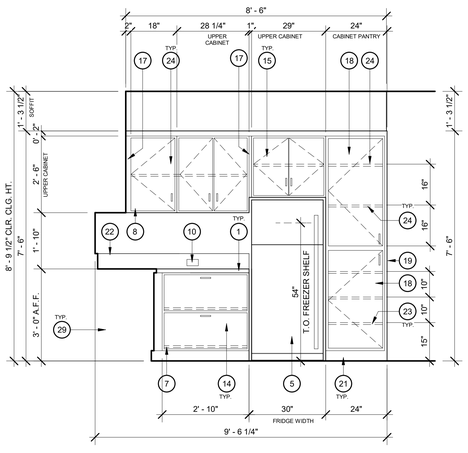
1C UNIT KITCHEN TYPE C - ELEVATION 3

1/2" = 1'-0"



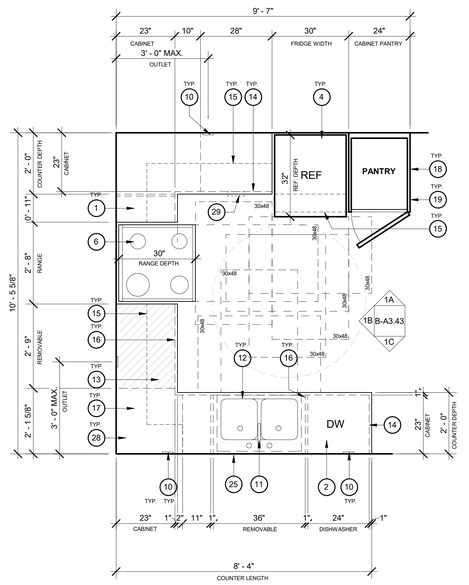
1B UNIT KITCHEN TYPE C - ELEVATION 2

1/2" = 1'-0"



1A UNIT KITCHEN TYPE C - ELEVATION 1

1/2" = 1'-0"



1 UNIT KITCHEN TYPE C - ENLARGED PLAN

1/2" = 1'-0"

KEYNOTES

1. SOLID SURFACE COUNTERTOP W/ 8" SPLASH. GENERAL CONTRACTOR SHALL CUT ROUGH OPENINGS IN SPLASH FOR WALL CONTROLS AND OUTLETS
2. 24" WIDE ENERGY STAR ADA COMPLIANT FRONT LOAD DISHWASHER. (SEE H-G1.61).
3. 24" WIDE ENERGY STAR NON-ACCESSIBLE FRONT LOAD DISHWASHER. SEE H-G1.61 FOR MORE INFORMATION.
4. TOP FREEZER ENERGY STAR ADA COMPLIANT REFRIGERATOR (14.6 CU. FT.). 50% OF FREEZER STORAGE BELOW 54" A.F.F. MIN. CONTROLS SHALL COMPLY WITH 11B-804.6.2 / 11B-309. (SEE H-G1.61).
5. TOP FREEZER NON-ACCESSIBLE ENERGY STAR REFRIGERATOR (14.6 CU. FT.). SEE H-G1.61.
6. ELECTRIC COOKING RANGE / OVEN. CONTROLS AT FRONT OF APPLIANCE FOR ADA UNITS / COMMON SPACES / UNIVERSAL DESIGN UNITS. (SEE H-G1.61).
7. NON-ACCESSIBLE ELECTRIC COOKING RANGE (SEE H-G1.61).
8. 30" WIDE ENERGY STAR COMPLIANT RANGEHOOD W/ NON-ACCESSIBLE 2 WAY EXHAUST FAN SWITCH. AIR KING ESZ306ADA OR APPROVED EQUAL (SEE H-G1.61).
9. 30" WIDE ENERGY STAR COMPLIANT RANGEHOOD W/ ACCESSIBLE 2 WAY EXHAUST FAN SWITCH AT 34" A.F.F. AIR KING ESZ306ADA OR APPROVED EQUAL (SEE H-G1.61).
10. ELECTRICAL OUTLET (T.O. OUTLET MAX. 42" A.F.F., TYP FOR ALL KITCHENS. LOCATIONS NEAR CORNERS SHALL BE 36" MAX. FROM WALL PER FAIR HOUSING ACT)
11. 30" DOUBLE KITCHEN SINK W/ GARBAGE DISPOSAL. PROVIDE OFFSET REAR PLUMBING, INSULATED DRAIN & HOT WATER PIPE. PROVIDE 6-1/2" MAX SINK DEPTH.
12. 30" DOUBLE KITCHEN SINK W/ GARBAGE DISPOSAL. PROVIDE CENTERED PLUMBING, INSULATED DRAIN & HOT WATER PIPE. PROVIDE 6-1/2" MAX SINK DEPTH.
13. 30" MIN. WORK COUNTER WITH 30" REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW WITH KNEE AND TOE CLEARANCE PROVIDED.
14. COMPOSITE WOOD BASE CABINETS W/ HIGH PRESSURE LAMINATE FINISH. DRAWERS & SHELVING AS SHOWN. PULLS SHALL BE INSTALLED MIN. 15" A.F.F. SEE 1B/H-A5.41
15. COMPOSITE WOOD UPPER CABINETS W/ HIGH PRESSURE LAMINATE FINISH. PROVIDE 1 REMOVABLE SHELVES PER CABINET EQUALLY SPACED. SEE 3A/H-A5.41.
16. REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW WITH KNEE AND TOE CLR PROVIDED. FOR WATER PIPE (SEE 2/G4.50). VANITY TO BE CONFIGURED SUCH THAT WHEN BASE CABINTRY IS REMOVED. THERE SHALL ONLY BE A CORBEL TYPE SUPPORT ON EITHER SIDE. SEE 1A/H-A5.41.
17. CABINET FILLER PIECE W/ HIGH PRESSURE LAMINATE FINISH (MATCH CABINET FINISH)
18. COMPOSITE WOOD PANTRY CABINET W/ HIGH PRESSURE LAMINATE FINISH. SEE 3B/H-A5.41.
19. EXPOSED CABINETRY SIDES TO RECIEVE HIGH PRESSURE LAMINATE FINISH MATCHING ADJACENT CABINETS
20. CORBEL SUPPORT FOR SINK / COUNTERTOP
21. 4" TOE SPACE VINYL BASE (TYP.)
22. FLOATING WOOD SHELF (SEE 2/H-A5.41)
23. FIXED MDF SHELVING (SEE 5/H-A5.41)
24. REMOVABLE / ADJUSTABLE MDF SHELVING (NOT COUNTED AS FIXED STORAGE)
25. GYPSUM WALL BOARD. PROVIDE GREEN GUARD (OR APPROVED EQUAL) MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL WET LOCATIONS
26. BACKSPLASH BELOW (SEE ELEVATIONS)
27. FURRED WALL W/ PLUMBING RISER (SEE 15/H-A5.21)
28. WALLS ARE SHOWN FOR REFERENCE ONLY. REFER TO OVERALL FLOOR PLANS FOR WALL TYPES
29. CABINET PULLS TO EXTEND BEYOND COUNTERTOP. GENERAL CONTRACTOR TO COORDINATE 24" MAX DEPTH FROM EDGE OF PULLS.
30. SEE FLOOR PLANS H-A2.02 THROUGH H-A2.07, FOR PANTRY TYPE IN EACH UNIT.

LEGEND

- ✳ SPRINKLER HEAD ABOVE @ CEILING. (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO BIDDING. GC TO COORDINATE W/ ALL TRADES)
- EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- SD SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
- PLUMBING RISER (SEE PLUMBING DRAWINGS)

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - ENLARGED PLANS - KITCHENS

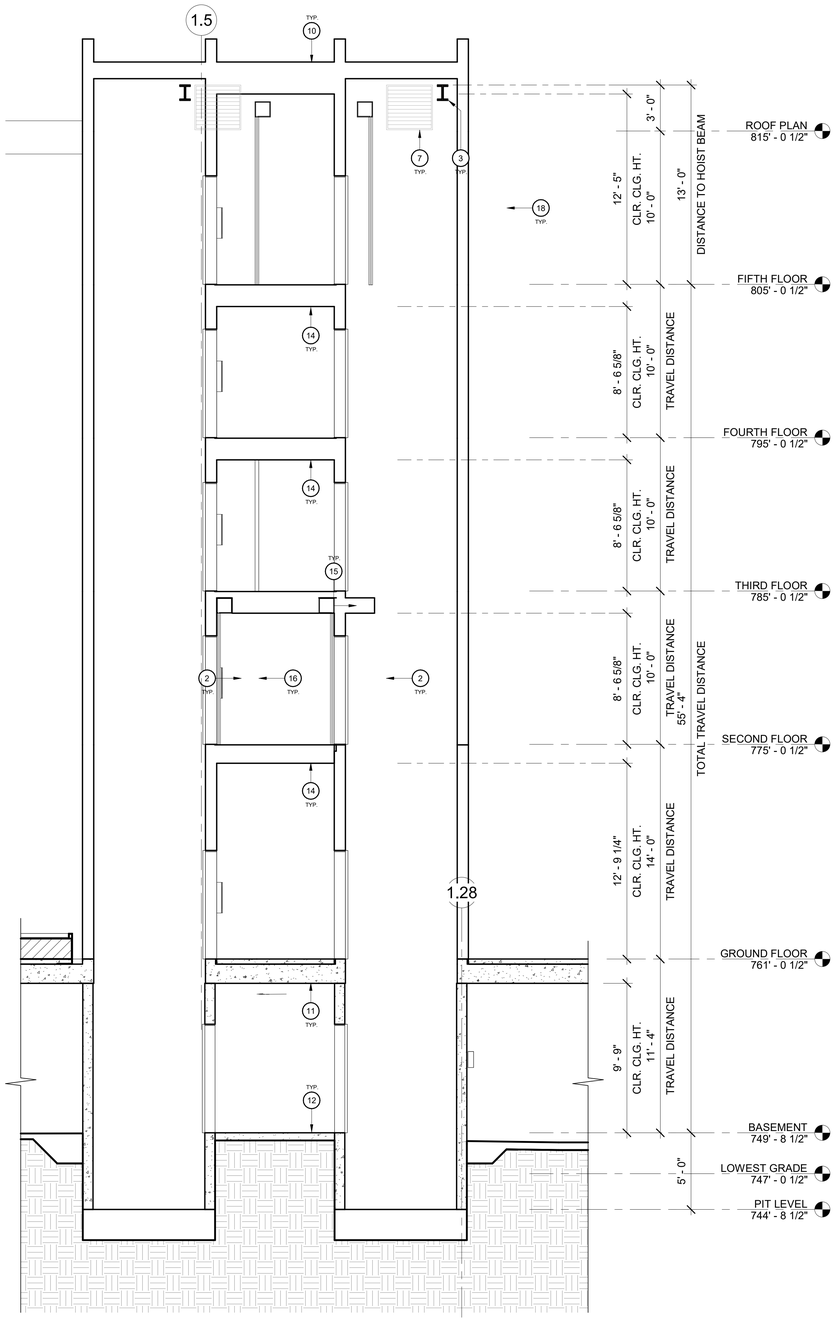
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

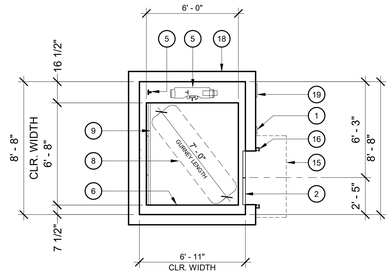
B-A3.43

Scale: As indicated

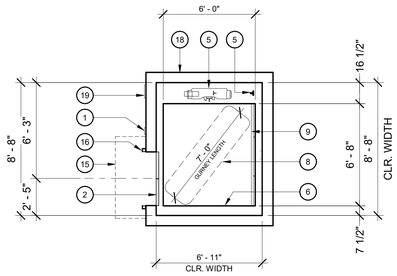
10/22/25



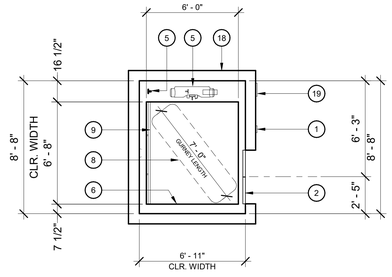
3 ELEVATOR - ENLARGED SECTION
1/4" = 1'-0"



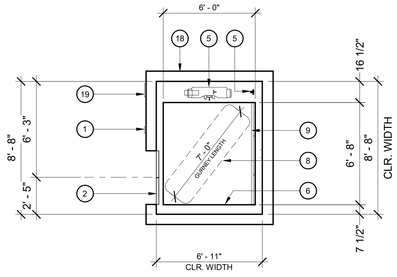
2D ELEVATOR 1 - TYP. FLOOR PLAN
1/4" = 1'-0" — SECOND - FIFTH FLOOR



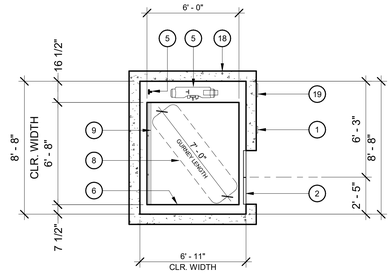
1D ELEVATOR 1 - TYP. FLOOR PLAN
1/4" = 1'-0" — SECOND - FIFTH FLOOR



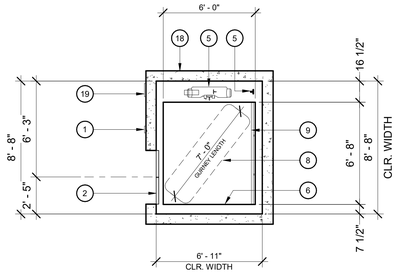
2C ELEVATOR 1 - TYP. FLOOR PLAN
1/4" = 1'-0" — GROUND FLOOR



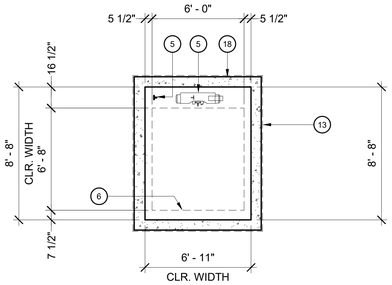
1C ELEVATOR 1 - TYP. FLOOR PLAN
1/4" = 1'-0" — GROUND FLOOR



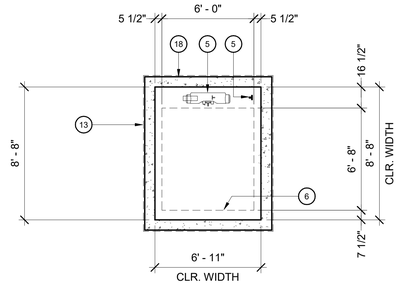
2B ELEVATOR 1 - TYP. FLOOR PLAN
1/4" = 1'-0" — BASEMENT LEVEL



1B ELEVATOR 1 - TYP. FLOOR PLAN
1/4" = 1'-0" — BASEMENT LEVEL



2A ELEVATOR 2 - TYP. FLOOR PLAN
1/4" = 1'-0" — PIT LEVEL



1A ELEVATOR 1 - TYP. FLOOR PLAN
1/4" = 1'-0" — PIT LEVEL

KEYNOTES

1. ELEVATOR CALL BUTTON, TYP. (SEE 24/G4.50)
2. 42" WIDE ELEVATOR DOOR (90 MIN. FIRE RATED DOOR)
3. HOISTWAY BEAM (PROVIDED BY ELEVATOR MANUFACTURER) INSTALLED BY CONTRACTOR AS NEEDED
4. MACHINE BEAM AS REQUIRED PER MANUFACTURER
5. ELEVATOR EQUIPMENT AND GUIDE RAILS SHOWN FOR REFERENCE ONLY. FINAL LOCATION TO BE DETERMINED BY MANUFACTURER.
6. OTIS GEARLESS TRACTION ELEVATOR. TO BE ACCESSIBLE AND MEET MIN. STRETCHER REQUIREMENTS PER SEC 3002.4 OF THE 2022 CALIFORNIA BUILDING CODE
7. LOUVERED HOISTWAY VENT PER SECTION 3004 OF THE 2022 CALIFORNIA BUILDING CODE
8. 24" x 84" AMBULATORY GURNEY / STRETCHER
9. 36" HIGH WALL-MOUNTED METAL HANDRAIL (SEE 20/G4.50)
10. WOOD FRAMED ROOF ASSEMBLY (SEE 16/H-A5.21)
11. CONCRETE FLOOR ASSEMBLY (SEE STRUCTURAL DRAWINGS)
12. CONCRETE SLAB ON-GRADE (SEE STRUCTURAL DRAWINGS)
13. PROVIDE WATERPROOFING AROUND ELEVATOR PIT WALLS AND FLOOR PER PROJECT SPECIFICATIONS (SEE 20/H-A5.54)
14. WOOD FRAMED FLOOR ASSEMBLY (SEE 16/H-A5.52)
15. OVERHEAD ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM COMPLYING WITH ICC ESAC 77 REQUIREMENTS. TYPICAL AT ALL ELEVATOR HOISTWAY OPENINGS. THE DOOR SHALL BE SMOKE ACTIVATED PER SECTION 715.4.8 OF THE 2022 CBC. SEE 10/H-A5.41. (SMOKE GUARD MODEL 200 OR APPROVED EQUAL).
16. METAL GUIDE RAILS FOR SMOKE CONTAINMENT SYSTEM
17. ELEVATOR PIT ACCESS LADDER (SEE 20/H-A5.54). GENERAL CONTRACTOR TO DETERMINE LOCATION WITH ELEVATOR VENDOR / ELEVATOR SUBCONTRACTOR
18. WALLS ARE SHOWN FOR REFERENCE ONLY. REFER TO OVERALL FLOOR PLANS FOR WALL TYPES
19. TWO WAY COMMUNICATION COMPLYING WITH SECTIONS 1009.8.1 AND 1009.8.2 PROVIDED AT THE ELEVATOR LANDING. SIGNAGE AND DIRECTIONS OF USE FOR THE COMMUNICATION SYSTEM POSTED CLEARLY, COMPLYING WITH 11B-703.5.

GENERAL ELEVATOR CONSTRUCTION NOTES

1. PROJECT SHALL PROVIDE A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 2.27.1.1.1 - 2.27.1.1.6 OF ASME 17.1 - 19 IN EACH ELEVATOR CAB.
2. MOVER UTILITY HOOKS SHALL BE FURNISHED ON ALL SIDES OF THE ELEVATOR AT CEILING.
3. SHAFT DIMENSIONS PROVIDED ARE PRESUMING USE OF SPECIFIC TRE ELEVATOR MODEL. IF GENERAL CONTRACTOR WANTS TO USE ALTERNATE MANUFACTURER, SHAFT SIZE REQUIREMENTS SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO GRADING WORK.
4. PROJECT SHALL PROVIDE TWO-WAY COMMUNICATION SYSTEM WITH VISIBLE TEXT AND AUDIBLE MODES, AS WELL AS A LIVE INTERACTIVE SYSTEM THAT ENABLES CONVERSATION BETWEEN ELEVATOR OCCUPANTS AND EMERGENCY PERSONNEL, COMPLYING WITH CBC 2022, SECTION 3001.2. SEE CUT SHEET ON G1.62.
5. ELEVATOR SHALL NOT BE FURNISHED WITH STANDBY POWER IN ACCORDANCE WITH CBC CHAPTER 27 AND CBC 3003, AS EXCEPTION #2 OF CBC 1009.4.2 IS BEING INVOKED.
6. MOVER UTILITY HOOKS SHALL BE FURNISHED ON ALL SIDES OF THE ELEVATOR AT CEILING.

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NOT FOR CONSTRUCTION

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600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - ENLARGED PLANS - ELEVATOR

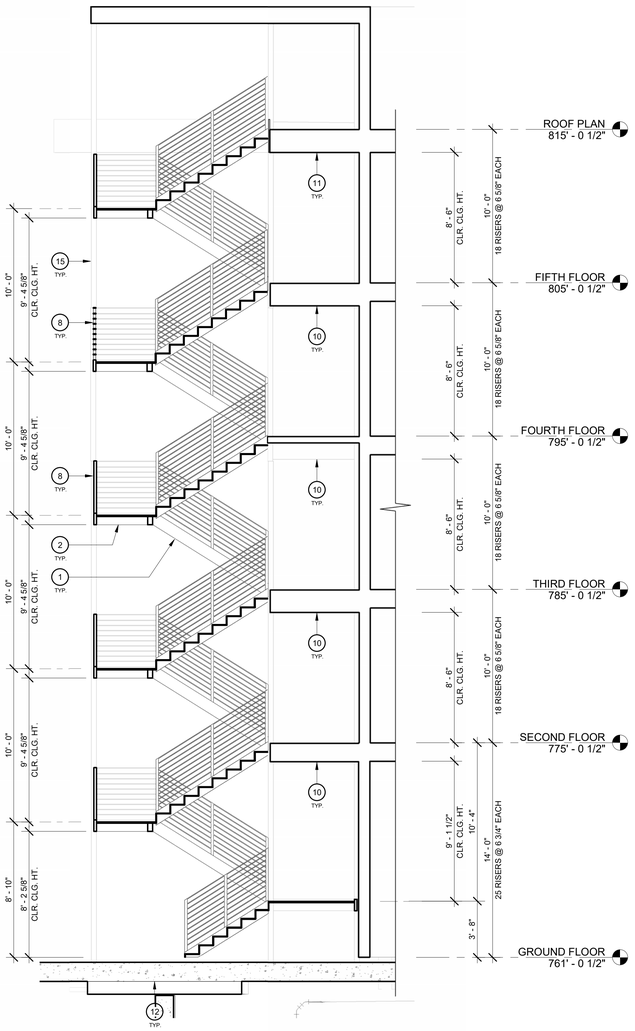
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

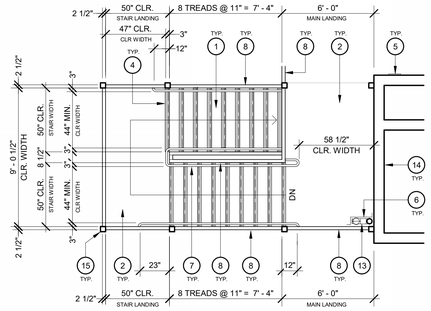
B-A3.51

Scale 1/4" = 1'-0"

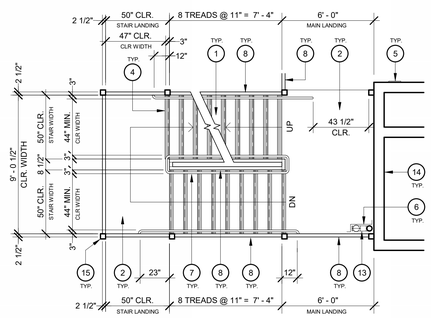
10/22/25



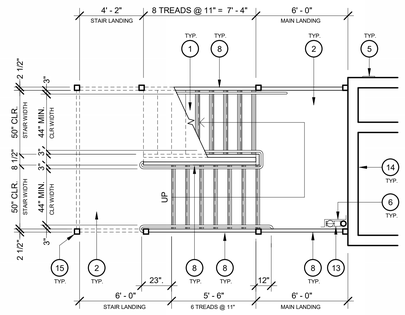
3 STAIR #1 - ENLARGED SECTION
1/4" = 1'-0"



1C EXT. STAIR #1 - ROOF LEVEL - PLAN
1/4" = 1'-0"



1B EXT. STAIR #1 - LEVEL 2 TO 5 - PLAN
1/4" = 1'-0"



1A STAIR #1 - LEVEL 1 - PLAN
1/4" = 1'-0"

KEYNOTES

1. EXTERIOR METAL STAIR (SEE 2/H-A5.31)
2. EXTERIOR METAL STAIR LANDING (SEE 2D/H-A5.31)
3. EXTERIOR CONCRETE STAIR (SEE 3/H-A5.31)
4. WARNING STRIP (SEE 16/H-G4.50)
5. STAIRWAY SIGNAGE (SEE 12/H-G4.50)
6. 36" TALL FLOOR-MOUNTED CAIN RAIL (SEE 3/H-A5.31)
7. 36" HIGH WALL-MOUNTED HANDRAIL (SEE 17/H-G4.50)
8. 42" METAL GUARDRAIL W/ HANDRAIL (SEE 1/H-A5.32)
9. 1-HOUR WOOD FRAMED ROOF ASSEMBLY (SEE 1/H-A5.22)
10. 1-HOUR WOOD FRAMED WALKWAY (SEE 1/H-A5.22)
11. CONCRETE SLAB ON-GRADE (PER STRUCTURAL)
12. CONCRETE PODIUM (SEE STRUCTURAL DRAWINGS)
13. CLASS 1 STANDPIPE AT ALL STAIRS THROUGH TO ROOF COMBINED WITH AUTOMATIC SPRINKLER SYSTEM. TYP.
14. WALLS ARE SHOWN FOR REFERENCE ONLY. REFER TO OVERALL FLOOR PLANS FOR WALL TYPES
15. STEEL COLUMN W/ INTUMESCENT PAINTING (1-HOUR FIRE-RATED. SEE STRUCTURAL DRAWINGS)

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NOT FOR CONSTRUCTION

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600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - ENLARGED PLANS - STAIRS

PLAN CHECK SUBMISSION #1	
Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A3.52

Scale 1/4" = 1'-0"

10/22/25

2 BUILDING B - EAST ELEVATION

1/8" = 1'-0"

1 BUILDING B - WEST ELEVATION

1/8" = 1'-0"

KEYNOTES

1. STUCCO W/ CEMENT 20/30 FINISH (LA HABRA W/ PAREX USA INTEGRAL COLOR #1 - MOONDANCE 3027-LRV 66)
2. STUCCO W/ CEMENT 20/30 FINISH (LA HABRA W/ PAREX USA INTEGRAL COLOR #2 - CLIFF 3039-LRV 6)
3. STUCCO W/ CEMENT 20/30 FINISH (LA HABRA W/ PAREX USA INTEGRAL COLOR #3 - RED ROCK 3043-LRV 14)
4. STUCCO CONTROL JOINT (PER DETAIL 11/A5.52) (METAL SHALL BE INTEGRAL BLACK COLOR, OR PAINTED)
5. STACK BOND BRICK VENEER SIDING (TERRACOTTA COLOR SCHEME)
6. EXPOSED STRUCTURAL CONCRETE WALL (PROVIDE MDO FORMWORK W/ ARCHITECTURAL FINISH)
7. ALUMINUM METAL PANEL FASCIA (INTEGRAL BLACK COLOR)
8. VINYL WINDOW PER PLAN AND SCHEDULE
9. STOREFRONT PER PLAN AND SCHEDULE
10. DOOR PER PLAN AND SCHEDULE
11. METAL SUNSHADING AWNING (PER DETAIL 4/A6.01)
12. EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1/A5.31)
13. 42" TALL METAL PICKET GUARDRAIL (PER DETAIL 1/A5.32)
14. EXTERIOR METAL LOUVER (PER DETAIL 8/A5.52).
15. BUILDING ADDRESS SIGNAGE (PER DETAIL 13/A5.52). SIGNAGE UNDER SEPARATE PERMIT, COMPLYING WITH LAFC 505.1 REQUIREMENTS
16. MOTORIZED PARKING ENTRANCE GATE (SEE SCHEDULE)
17. EQUIPMENT SCREEN CONCEALING MEP ELEMENTS
18. EXPOSED WF STRUCTURAL STEEL COLUMN W/ 1-HOUR RATED INTUMESCENT PAINT FINISH (PER DETAIL 2/A5.33, SEE STRUCTURAL PLANS FOR MEMBER SIZES)
19. PROJECTING BAND OF BRICK VENEEER (SOLDIER COURSE)
20. CNC METAL FENCE AND ACCESS GATE (FINAL DESIGN TBD)

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NOT FOR CONSTRUCTION

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600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - ELEVATIONS

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A4.01

Scale 1/8" = 1'-0"

09/23/25

2 BUILDING B - SOUTH ELEVATION

DRAWING NOT TO SCALE

1 BUILDING B - NORTH ELEVATION

DRAWING NOT TO SCALE

KEYNOTES

1. STUCCO W/ CEMENT SMOOTH FINISH (LA HABRA W/ PAREX USA INTEGRAL COLOR #1 - MOONDANCE 3027-LRV 66)
2. STUCCO W/ CEMENT SMOOTH FINISH (LA HABRA W/ PAREX USA INTEGRAL COLOR #2 - CLIFF 3039-LRV 6)
3. STUCCO W/ CEMENT SMOOTH FINISH (LA HABRA W/ PAREX USA INTEGRAL COLOR #3 - RED ROCK 3043-LRV 14)
4. STUCCO CONTROL JOINT (PER DETAIL 11/A5.52) (METAL SHALL BE INTEGRAL BLACK COLOR, OR PAINTED)
5. STACK BOND BRICK VENEER SIDING (TERRACOTTA COLOR SCHEME)
6. EXPOSED STRUCTURAL CONCRETE WALL (PROVIDE MDO FORMWORK W/ ARCHITECTURAL FINISH)
7. ALUMINUM METAL PANEL (INTEGRAL BLACK COLOR)
8. VINYL WINDOW PER PLAN AND SCHEDULE
9. STOREFRONT PER PLAN AND SCHEDULE
10. DOOR PER PLAN AND SCHEDULE
11. METAL SUNSHADING AWNING (PER DETAIL 4/A6.01)
12. EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1/A5.31)
13. 42" TALL METAL PICKET GUARDRAIL (PER DETAIL 1/A5.32)
14. EXTERIOR METAL LOUVER (PER DETAIL 8/A5.52).
15. BUILDING ADDRESS SIGNAGE (PER DETAIL 13/A5.52). SIGNAGE UNDER SEPARATE PERMIT, COMPLYING WITH LAFC 505.1 REQUIREMENTS
16. MOTORIZED PARKING ENTRANCE GATE (SEE SCHEDULE)
17. EQUIPMENT SCREEN CONCEALING MEP ELEMENTS
18. EXPOSED WF STRUCTURAL STEEL COLUMN W/ 1-HOUR RATED INTUMESCENT PAINT FINISH (PER DETAIL 2/A5.33, SEE STRUCTURAL PLANS FOR MEMBER SIZES)
19. POWDER COATED STEEL FENCE (COLOR: DUNN EDWARDS MIDNIGHT GARDEN - DE5657)

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600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

1. STUCCO (COLOR 1)
2. STUCCO (COLOR 2)
3. SMOOTH STUCCO (COLOR 3)
4. STACK BOND BRICK VENEER SIDING
5. WINDOW (PER PLAN)
6. STOREFRONT (PER PLAN)
7. DOOR (PER PLAN)
8. EXTERIOR METAL RAILING
9. EXTERIOR METAL CANOPY
10. EXISTING WALL MATERIAL
11. RECESS

DRAWING TITLE:
BUILDING B - ELEVATIONS

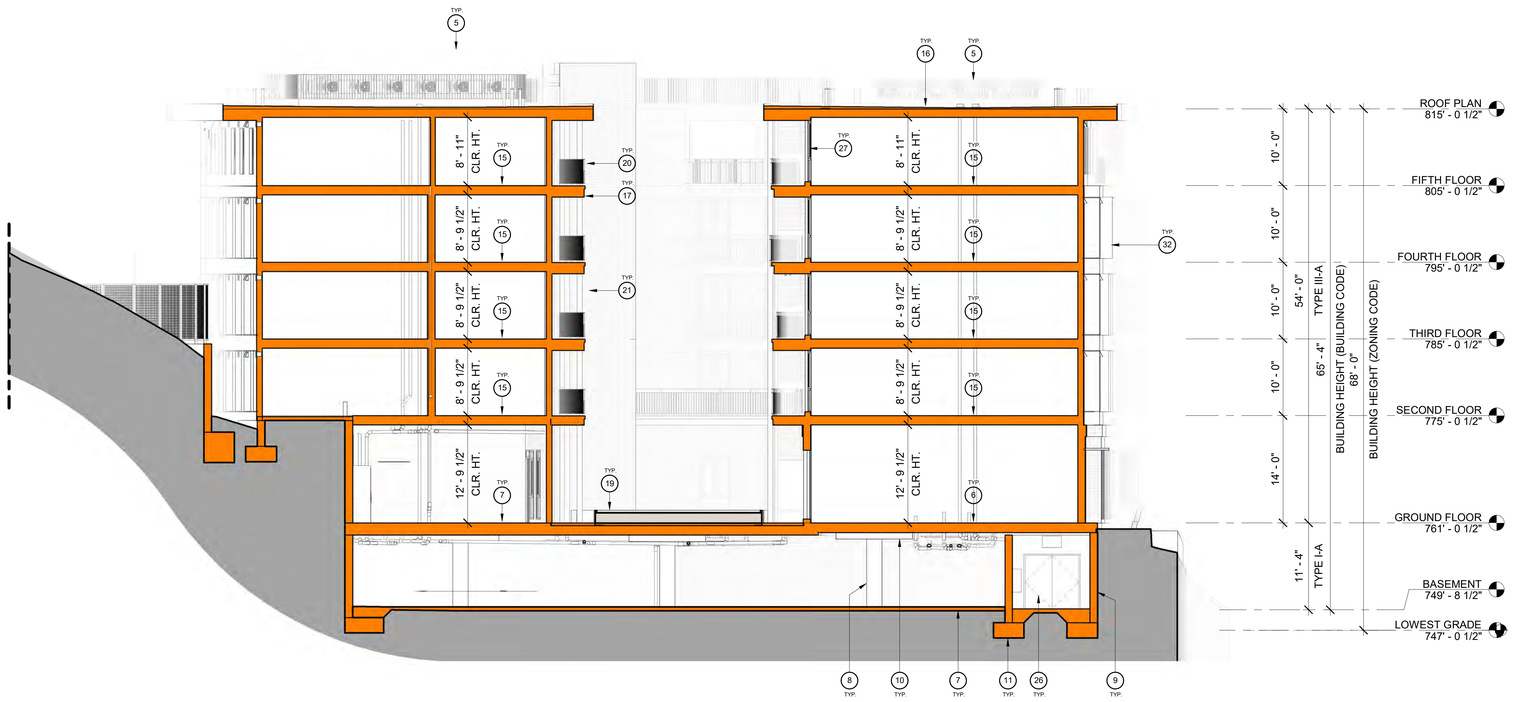
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A4.02

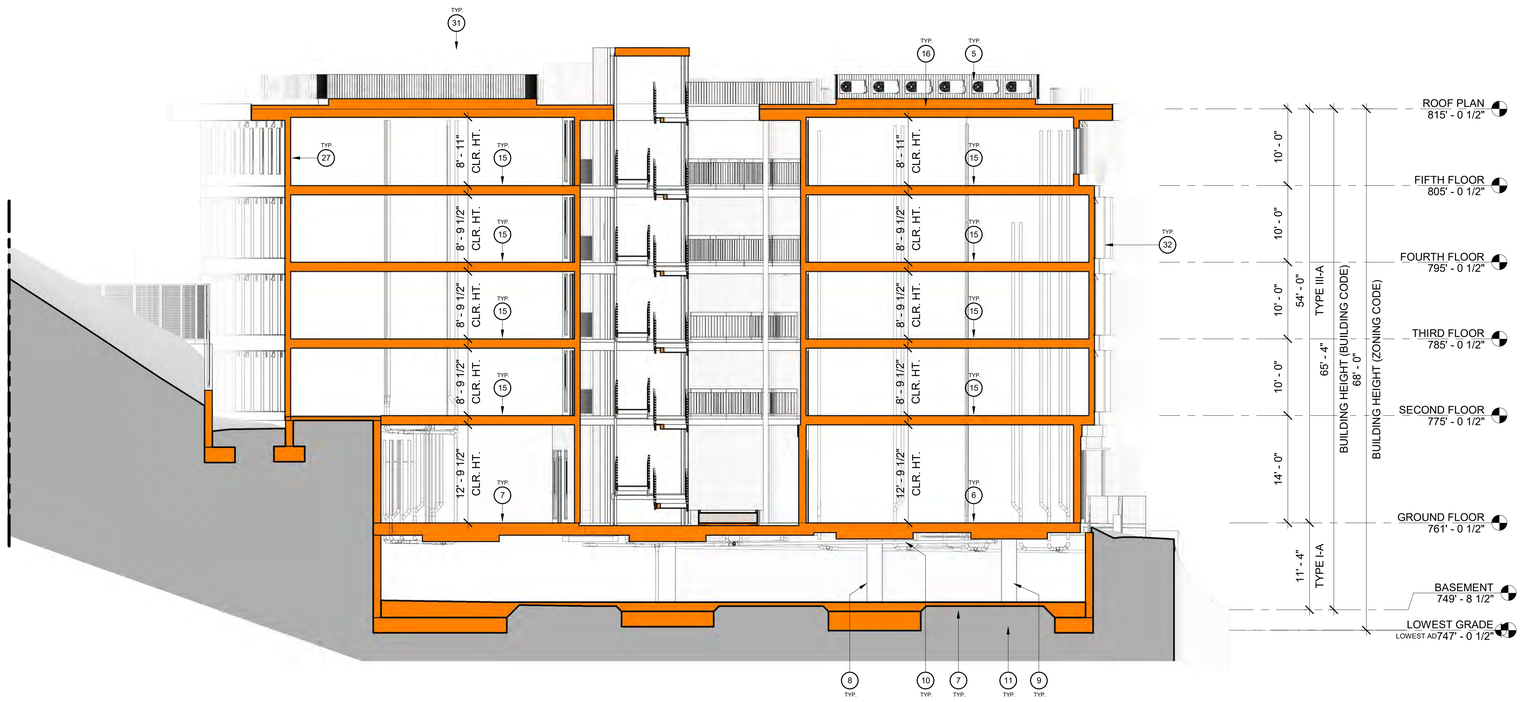
Scale 1/8" = 1'-0"

09/26/25



2 BUILDING B - CROSS SECTION BB

1/8" = 1'-0"



1 BUILDING B - CROSS SECTION AA

1/8" = 1'-0"

KEYNOTES

1. PARAPET WALL W/ SHEET METAL COPING (SEE 4/A5.52)
2. PLUMBING VENT TO ROOF (PER DETAIL 7/A5.51)
3. ROOF DRAIN AND OVERFLOW DRAIN. OVERFLOW DRAIN SHALL DISCHARGE THROUGH WALL SCUPPERS ONTO ROOF DECK AT LEVEL BELOW (SEE PLUMBING PLANS & 6/A5.51 FOR MORE INFO).
4. ROOF TIEBACK ANCHOR (PER DETAIL 8/A5.51, EBM/FALL PROTECTION SYSTEM TO BE DESIGN/BUILD)
5. MECHANICAL CONDENSER UNITS ON EQUIPMENT PAD (MIN. 8" A.F.F. HIGHEST ADJACENT ROOF FINISH ELEVATION OR PER MANUFACTURER RECOMMENDATIONS)
6. 3-HOUR RATED CONCRETE PODIUM. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
7. CONCRETE SLAB ON-GRADE, SLOPED TO DRAINAGE PER PLANS. PROVIDE VAPOR BARRIER PER PROJECT SPECIFICATIONS W/ BASE COARSE PER GEOTECHNICAL ENGINEER RECOMMENDATIONS. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
8. EXPOSED CONCRETE COLUMN. PROVIDE MDO FORMWORK W/ ARCHITECTURAL FINISH. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
9. EXPOSED SHOTCRETE RETAINING WALL W/ PER PROJECT SPECIFICATIONS. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
10. EXPOSED CONCRETE COLUMN CAP / BEAM. PROVIDE MDO FORMWORK W/ ARCHITECTURAL FINISH. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFO.
11. CONCRETE FOOTING. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
12. CONCRETE SLAB ON-GRADE W/ MIN. SRI VALUE OF 0.35, SLOPED TO DRAINAGE PER PLANS. SEE CIVIL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
13. SOLACHROME LIGHTWEIGHT CONCRETE TOPPING SLAB OVER FLUID APPLIED WATERPROOFING MEMBRANE PER PROJECT SPECIFICATIONS. SLOPED TO DRAINAGE PER PLAN (1.0% MIN - 1.6% MAX). SEE 2/A5.52 FOR MORE INFORMATION.
14. NATIVE PLANTING SOIL (SEE LANDSCAPE DRAWINGS)
15. 1-HOUR WOOD STUD FLOOR ASSEMBLY
16. 1-HOUR WOOD STUD ROOF ASSEMBLY
17. 1-HOUR WOOD STUD WALKWAY ASSEMBLY
18. 7'-0" TALL CMU PERIMETER FENCE
19. 30" TALL CMU PLANTERS
20. 42" TALL METAL PICKET GUARDRAIL
21. EXPOSED PIPE STEEL COLUMN (1-HOUR RATED)
22. EXPOSED PLUMBING LINES (SEE PLUMBING DRAWINGS)
23. EXPOSED MECHANICAL DUCTS (SEE MECHANICAL PLANS)
24. EXPOSED MECHANICAL FAN COIL (SEE MECHANICAL PLANS)
25. STOREFRONT ASSEMBLY PER PLAN AND SCHEDULE
26. DOOR PER PLAN AND SCHEDULE
27. WINDOW PER PLAN AND SCHEDULE
28. TRASH CHUTE EXHAUST VENTS
29. EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1/A5.31)
30. EXTERIOR CONCRETE STAIR ASSEMBLY (SEE 2/A5.31)
31. METAL LOUVRED EQUIPMENT SCREEN
32. METAL SUNSHADING AWNING (PER DETAIL 4/A6.01)

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - SECTIONS

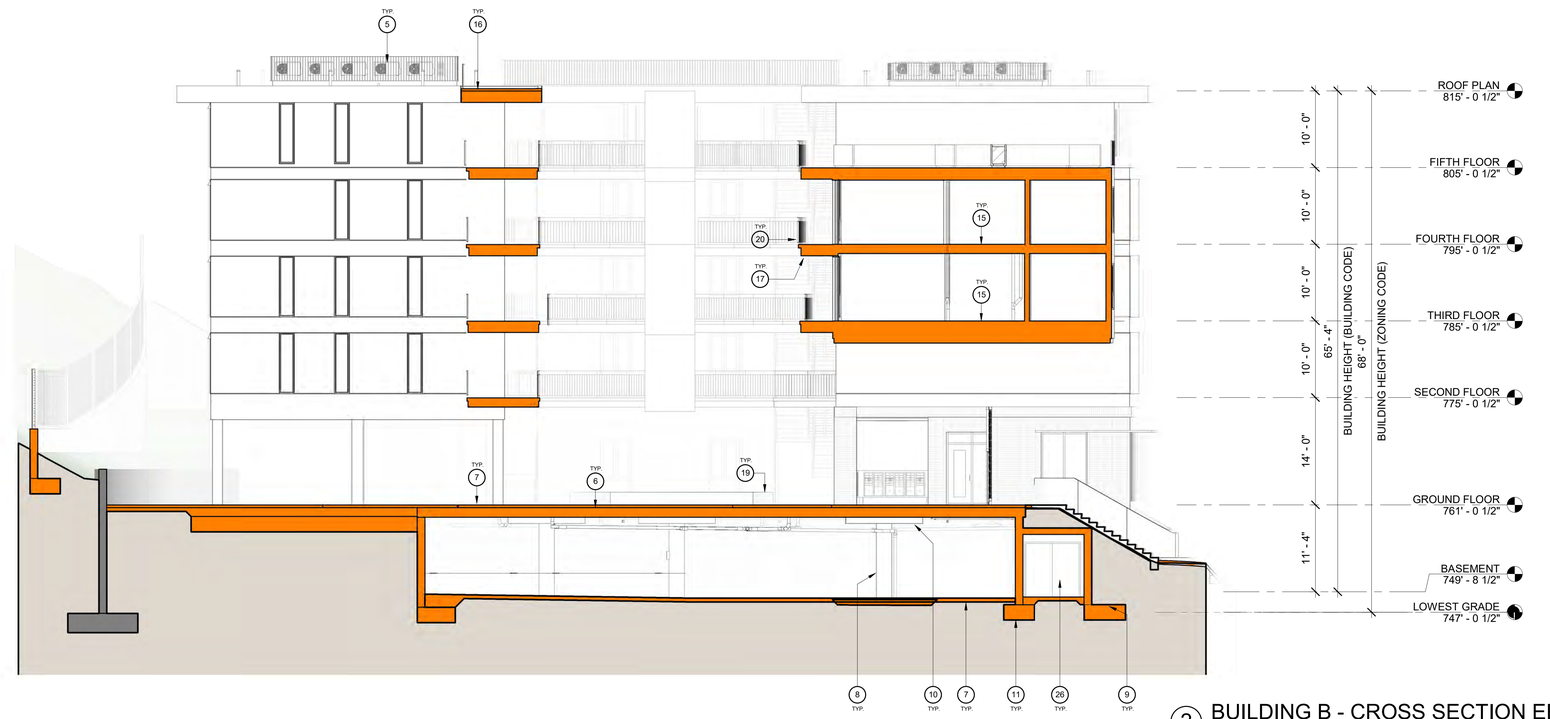
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A4.21

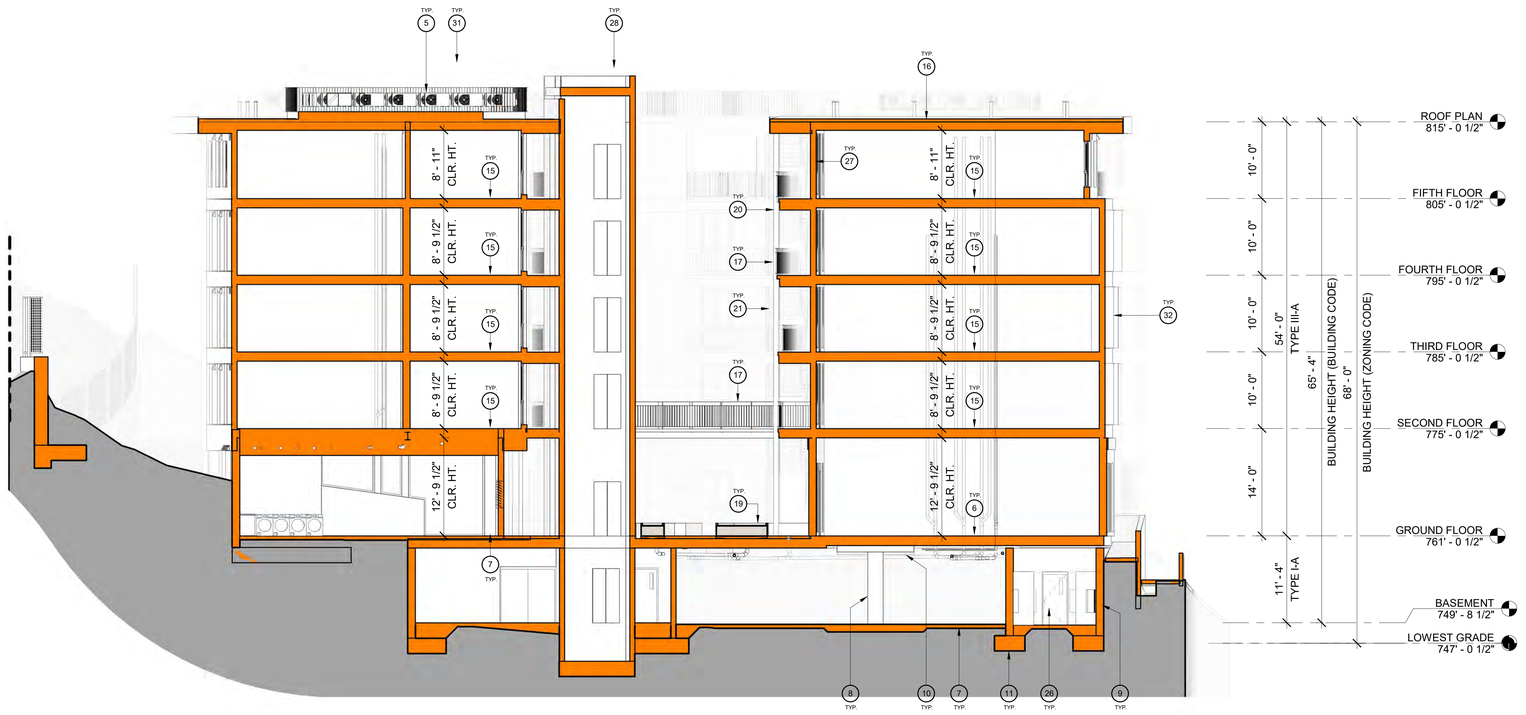
Scale 1/8" = 1'-0"

11/14/25



2 BUILDING B - CROSS SECTION EE

1/8" = 1'-0"



1 BUILDING B - CROSS SECTION CC

1/8" = 1'-0"

KEYNOTES

1. PARAPET WALL W/ SHEET METAL COPING (SEE 4/A5.52)
2. PLUMBING VENT TO ROOF (PER DETAIL 7/A5.51)
3. ROOF DRAIN AND OVERFLOW DRAIN. OVERFLOW DRAIN SHALL DISCHARGE THROUGH WALL SCUPPERS ONTO ROOF DECK AT LEVEL BELOW (SEE PLUMBING PLANS & 6/A5.51 FOR MORE INFO).
4. ROOF TIEBACK ANCHOR (PER DETAIL 8/A5.51, EBM/FALL PROTECTION SYSTEM TO BE DESIGN/BUILD)
5. MECHANICAL CONDENSER UNITS ON EQUIPMENT PAD (MIN. 8" A.F.F. HIGHEST ADJACENT ROOF FINISH ELEVATION OR PER MANUFACTURER RECOMMENDATIONS)
6. 3-HOUR RATED CONCRETE PODIUM. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
7. CONCRETE SLAB ON-GRADE, SLOPED TO DRAINAGE PER PLANS. PROVIDE VAPOR BARRIER PER PROJECT SPECIFICATIONS W/ BASE COARSE PER GEOTECHNICAL ENGINEER RECOMMENDATIONS. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
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CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - SECTIONS

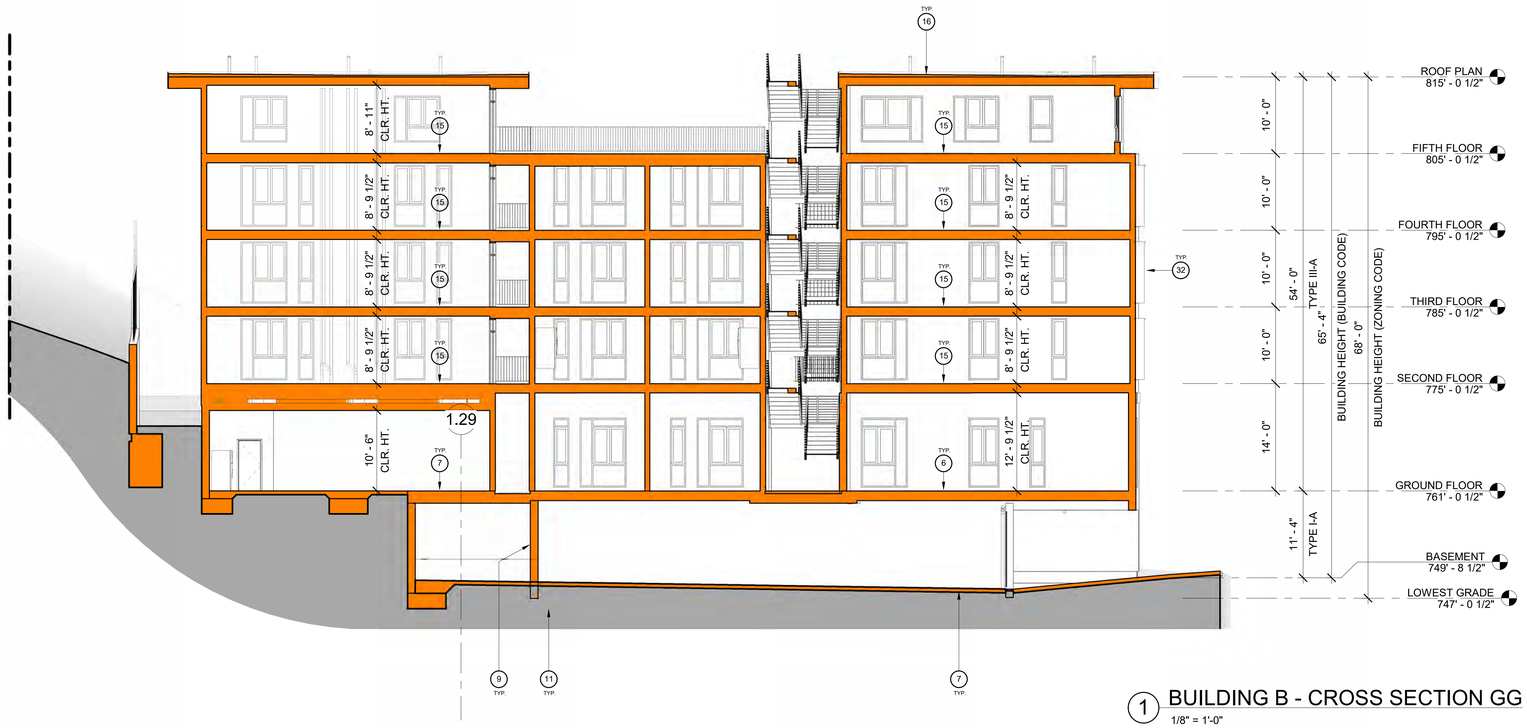
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A4.22

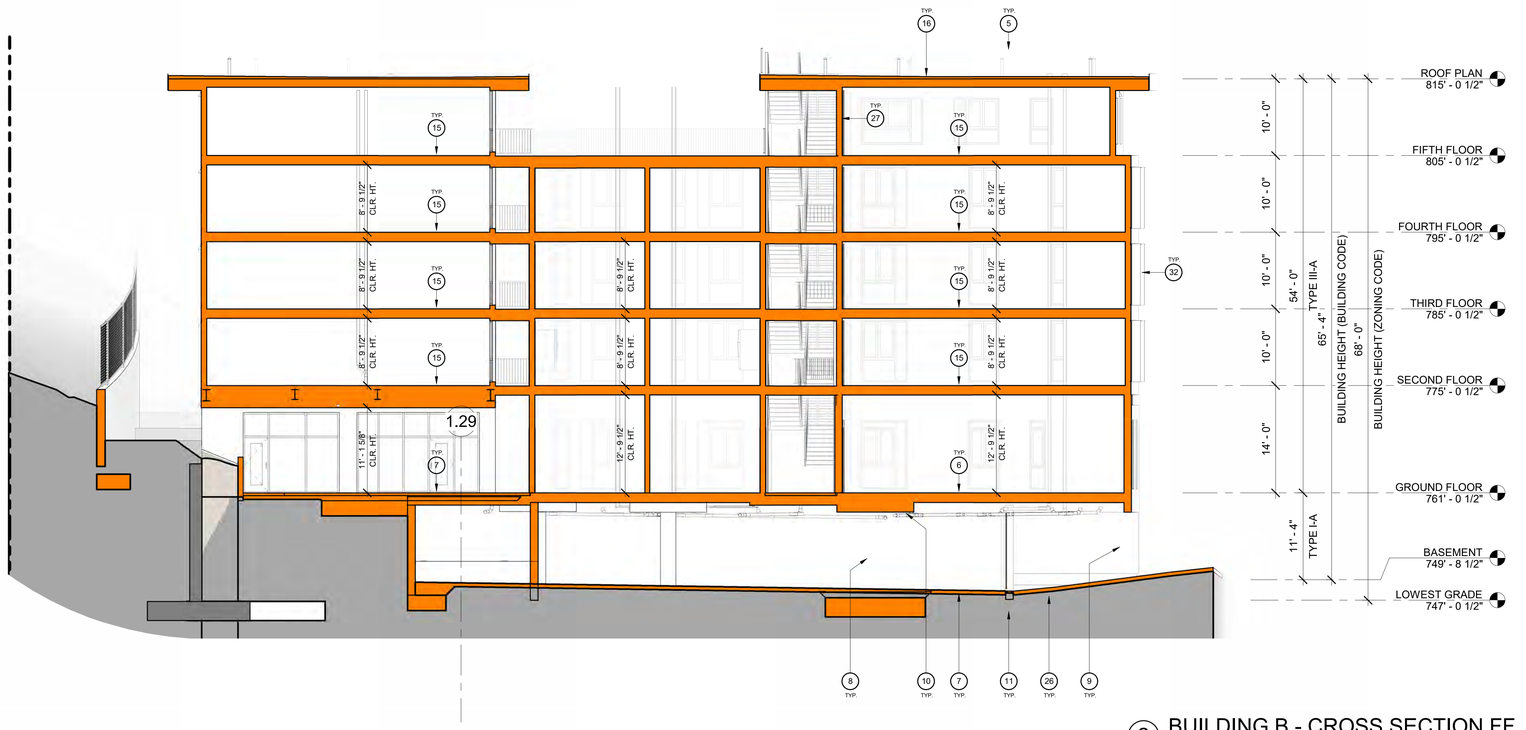
Scale 1/8" = 1'-0"

11/14/25



1 BUILDING B - CROSS SECTION GG

1/8" = 1'-0"



2 BUILDING B - CROSS SECTION FF

1/8" = 1'-0"

KEYNOTES

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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - SECTIONS

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A4.23

Scale 1/8" = 1'-0"

11/14/25

1 BUILDING B - LONGITUDINAL SECTION JJ

1/8" = 1'-0"

2 BUILDING B - LONGITUDINAL SECTION HH

1/8" = 1'-0"

KEYNOTES

1. PARAPET WALL W/ SHEET METAL COPING (SEE 4/A5.52)
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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - SECTIONS

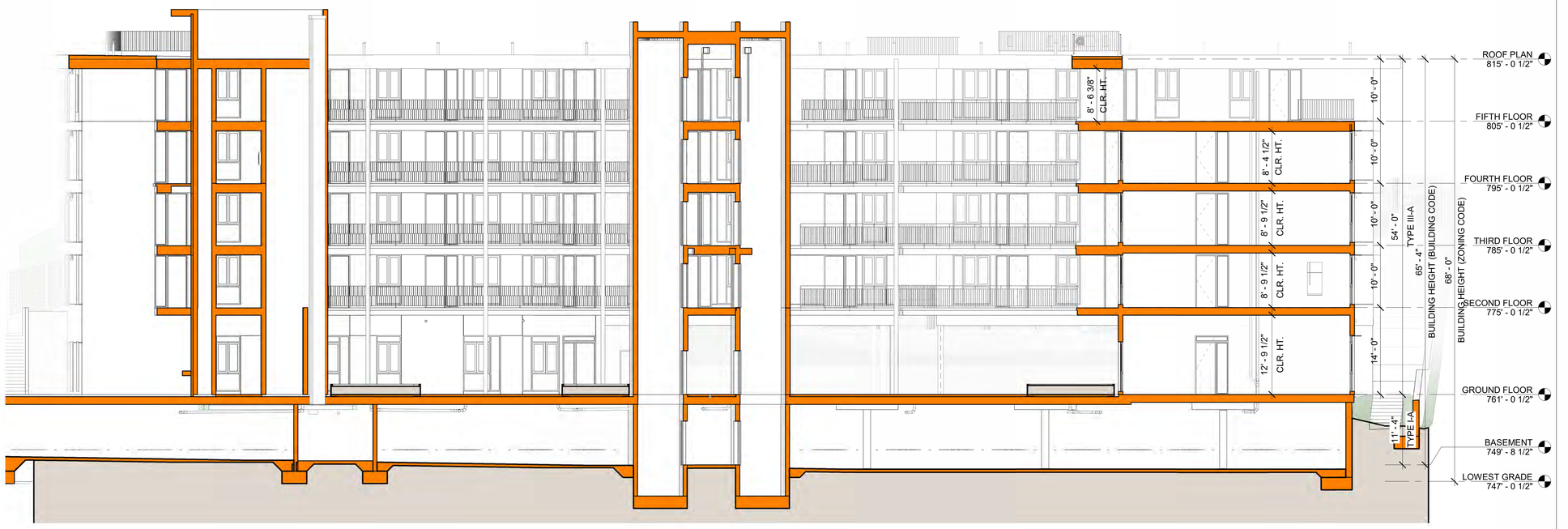
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

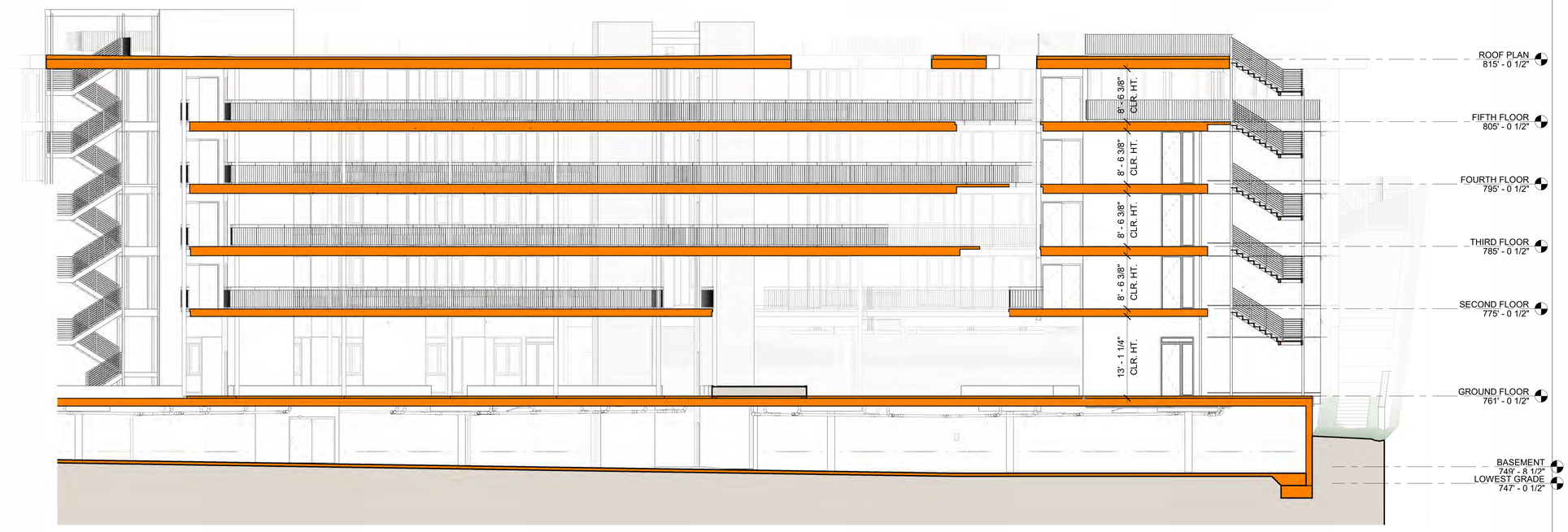
B-A4.24

Scale 1/8" = 1'-0"

11/14/25



1 BUILDING B - LONGITUDINAL SECTION LL
1/8" = 1'-0"



2 BUILDING B - LONGITUDINAL SECTION KK
1/8" = 1'-0"

KEYNOTES

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PLAN CHECK SUBMISSION #1

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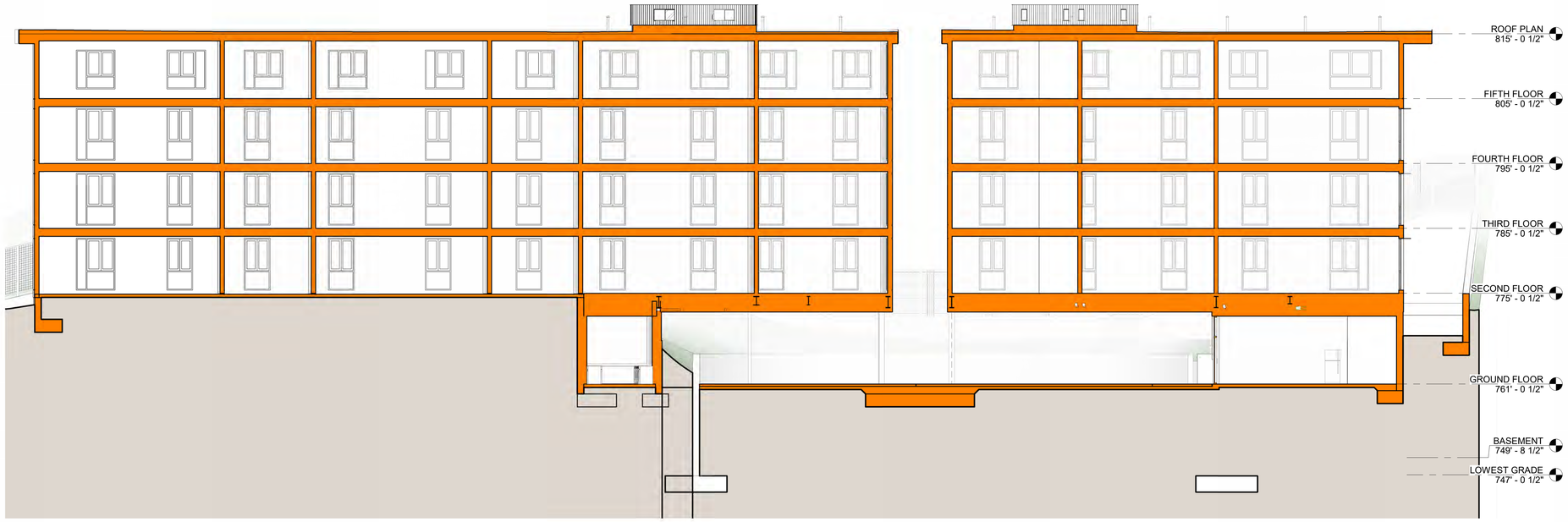
B-A4.25

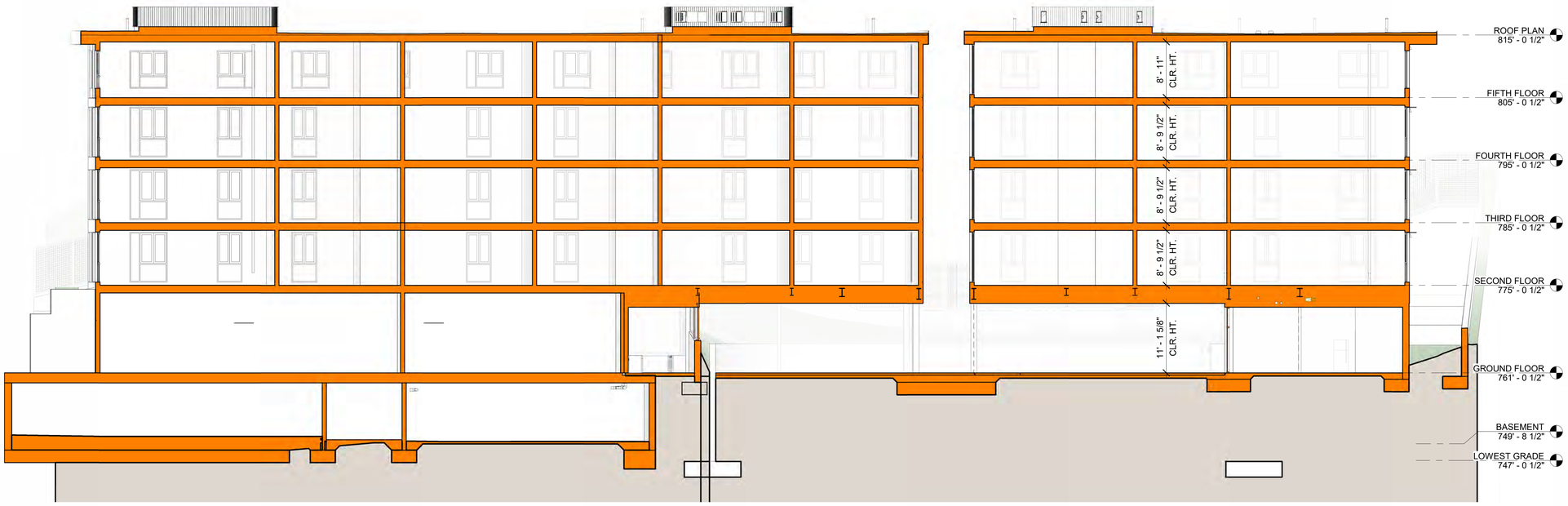
Scale 1/8" = 1'-0"

11/14/25



1 BUILDING B - LONGITUDINAL SECTION NN

1/8" = 1'-0"



2 BUILDING B - LONGITUDINAL SECTION MM

1/8" = 1'-0"

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5. MECHANICAL CONDENSER UNITS ON EQUIPMENT PAD MIN. 8" A.F.F. HIGHEST ADJACENT ROOF FINISH ELEVATION OR PER MANUFACTURER RECOMMENDATIONS)
6. 3-HOUR RATED CONCRETE PODIUM. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
7. CONCRETE SLAB ON-GRADE, SLOPED TO DRAINAGE PER PLANS. PROVIDE VAPOR BARRIER PER PROJECT SPECIFICATIONS W/ BASE COARSE PER GEOTECHNICAL ENGINEER RECOMMENDATIONS. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
8. EXPOSED CONCRETE COLUMN. PROVIDE MDO FORMWORK W/ ARCHITECTURAL FINISH. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
9. EXPOSED SHOTCRETE RETAINING WALL W/ PIER PROJECT SPECIFICATIONS. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
10. EXPOSED CONCRETE COLUMN CAP / BEAM. PROVIDE MDO FORMWORK W/ ARCHITECTURAL FINISH. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFO.
11. CONCRETE FOOTING. SEE STRUCTURAL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
12. CONCRETE SLAB ON-GRADE W/ MIN. SRI VALUE OF 0.35, SLOPED TO DRAINAGE PER PLANS. SEE CIVIL PLANS FOR ALL REBAR AND CONCRETE DESIGN INFORMATION.
13. SOLACHROME LIGHTWEIGHT CONCRETE TOPPING SLAB OVER FLUID APPLIED WATERPROOFING MEMBRANE PER PROJECT SPECIFICATIONS. SLOPED TO DRAINAGE PER PLAN (1.0% MIN - 1.6% MAX). SEE 2/A5.52 FOR MORE INFORMATION.
14. NATIVE PLANTING SOIL (SEE LANDSCAPE DRAWINGS)
15. 1-HOUR WOOD STUD FLOOR ASSEMBLY
16. 1-HOUR WOOD STUD ROOF ASSEMBLY
17. 1-HOUR WOOD STUD WALKWAY ASSEMBLY
18. 7'-0" TALL CMU PERIMETER FENCE
19. 30" TALL CMU PLANTERS
20. 42" TALL METAL PICKET GUARDRAIL
21. EXPOSED PIPE STEEL COLUMN (1-HOUR RATED)
22. EXPOSED PLUMBING LINES (SEE PLUMBING DRAWINGS)
23. EXPOSED MECHANICAL DUCTS (SEE MECHANICAL PLANS)
24. EXPOSED MECHANICAL FAN COIL (SEE MECHANICAL PLANS)
25. STOREFRONT ASSEMBLY PER PLAN AND SCHEDULE
26. DOOR PER PLAN AND SCHEDULE
27. WINDOW PER PLAN AND SCHEDULE
28. TRASH CHUTE EXHAUST VENTS
29. EXTERIOR METAL STAIR ASSEMBLY (PER DETAIL 1/A5.31)
30. EXTERIOR CONCRETE STAIR ASSEMBLY (SEE 2/A5.31)
31. METAL LOUVRED EQUIPMENT SCREEN
32. METAL SUNSHADING AWNING (PER DETAIL 4/A6.01)

FSY ARCHITECTS
2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

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NOT FOR CONSTRUCTION

PROJECT NAME:

600 N. ROSEMEAD AVE

PROJECT ADDRESSES:

600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - SECTIONS

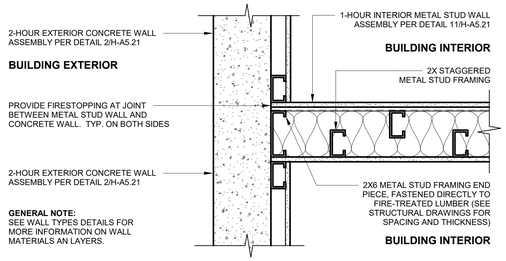
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A4.26

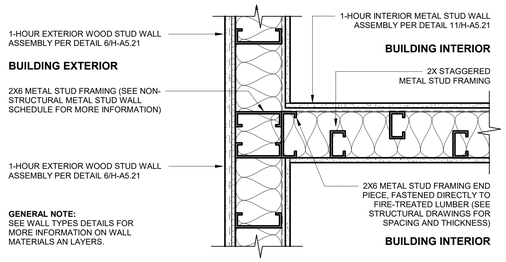
Scale 1/8" = 1'-0"

11/14/25



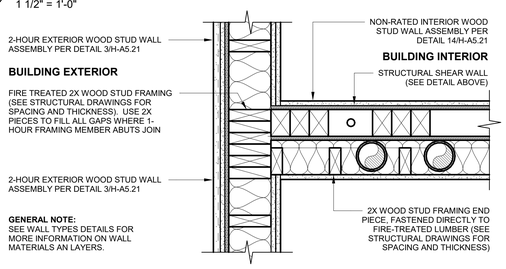
5 EXT. 2-HR WALL / INT. WALL CONNECTION 5

1 1/2" = 1'-0"



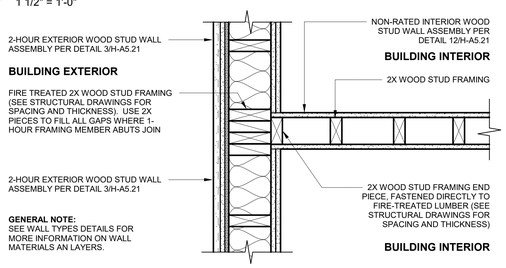
4 EXT. 1-HR WALL / INT. WALL CONNECTION 4

1 1/2" = 1'-0"



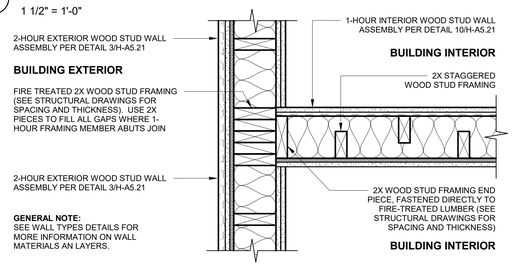
3 EXT. 2-HR WALL / INT. WALL CONNECTION 3

1 1/2" = 1'-0"



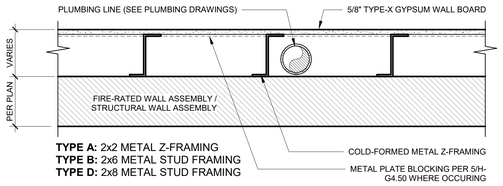
2 EXT. 2-HR WALL / INT. WALL CONNECTION 2

1 1/2" = 1'-0"



1 EXT. 2-HR WALL / INT. WALL CONNECTION 1

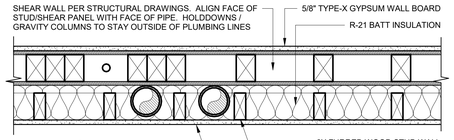
1 1/2" = 1'-0"



TYPE A: 2x2 METAL Z-FRAMING
TYPE B: 2x6 METAL STUD FRAMING
TYPE D: 2x8 METAL STUD FRAMING

15 INTERIOR STUD FURRED WALL

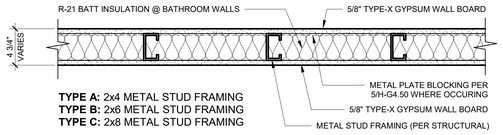
1 1/2" = 1'-0"



TYPE A: 2x4 SHEAR WALL
TYPE B: 2x6 SHEAR WALL

14 INTERIOR STUD SHEAR / PLUMBING WALL

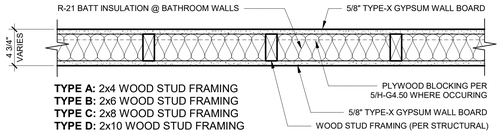
1 1/2" = 1'-0"



TYPE A: 2x4 METAL STUD FRAMING
TYPE B: 2x6 METAL STUD FRAMING
TYPE C: 2x8 METAL STUD FRAMING

13 INTERIOR METAL STUD PARTITION WALL

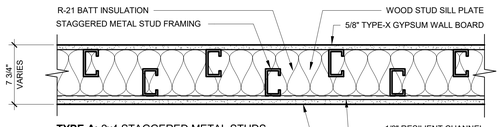
1 1/2" = 1'-0"



TYPE A: 2x4 WOOD STUD FRAMING
TYPE B: 2x6 WOOD STUD FRAMING
TYPE C: 2x8 WOOD STUD FRAMING
TYPE D: 2x10 WOOD STUD FRAMING

12 INTERIOR WOOD STUD PARTITION WALL

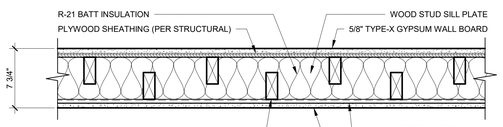
1 1/2" = 1'-0"



TYPE A: 2x4 STAGGERED METAL STUDS
TYPE B: 2x6 STAGGERED METAL STUDS

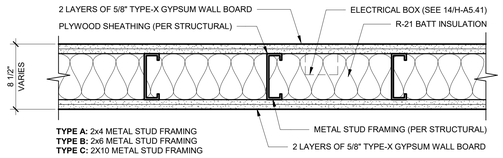
11 INT. MTL. STUD PARTI WALL (1-HOUR)

1 1/2" = 1'-0" **GA FILE NO. WP 3242 - 1-HR FIRE - STC RATING 50**



10 INT. WD. STUD PARTI WALL (1-HOUR)

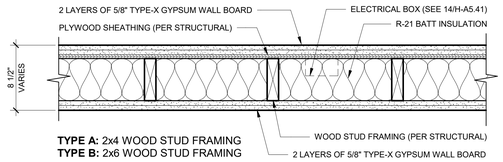
1 1/2" = 1'-0" **GA FILE NO. WP 3242 - 1-HR FIRE - STC RATING 50**



TYPE A: 2x4 METAL STUD FRAMING
TYPE B: 2x6 METAL STUD FRAMING
TYPE C: 2X10 METAL STUD FRAMING

9 INTERIOR METAL STUD WALL (2-HOUR)

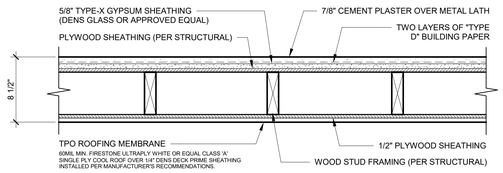
1 1/2" = 1'-0" **GA FILE NO. WP 3910 - 2-HR FIRE - STC RATING 50-54**



TYPE A: 2x4 WOOD STUD FRAMING
TYPE B: 2x6 WOOD STUD FRAMING

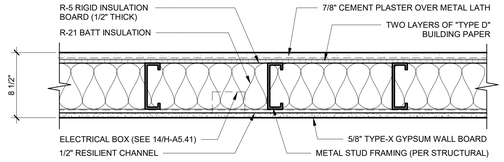
8 INTERIOR WOOD STUD WALL (2-HOUR)

1 1/2" = 1'-0" **GA FILE NO. UL U301 - 2-HR FIRE - STC RATING 56**



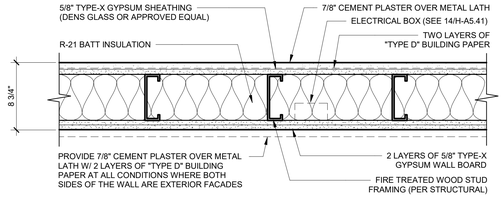
7 EXTERIOR WOOD STUD PARAPET WALL

1 1/2" = 1'-0"



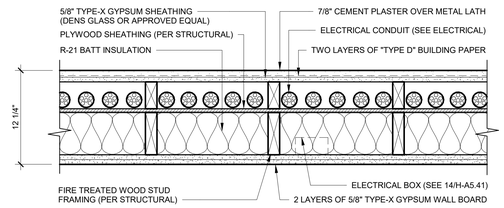
6 EXTERIOR METAL STUD WALL (1-HOUR)

1 1/2" = 1'-0" **GA FILE NO WP. 8420 - 1 HR. FIRE - MINIMUM STC 50 - ICC 60**



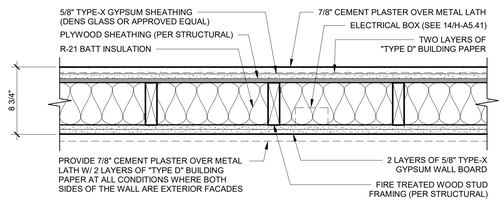
5 EXTERIOR WOOD STUD WALL (2-HOUR)

1 1/2" = 1'-0" **GA FILE NO WP. 8420 - 2 HR. FIRE - MINIMUM STC 50 - ICC 60**



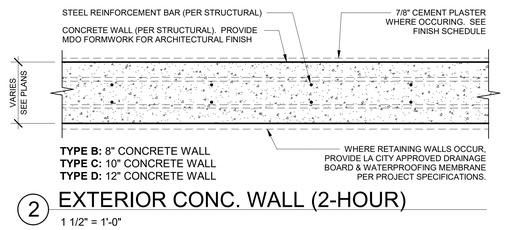
4 EXTERIOR WOOD STUD WALL (2-HOUR)

1 1/2" = 1'-0" **GA FILE NO WP. 8420 - 2 HR. FIRE - MINIMUM STC 50 - ICC 60**



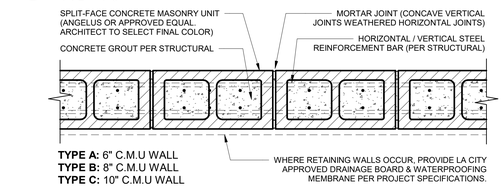
3 EXTERIOR WOOD STUD WALL (2-HOUR)

1 1/2" = 1'-0" **GA FILE NO WP. 8420 - 2 HR. FIRE - MINIMUM STC 50 - ICC 60**



2 EXTERIOR CONC. WALL (2-HOUR)

1 1/2" = 1'-0"



1 EXTERIOR CMU WALL (2-HOUR)

1 1/2" = 1'-0"

KEYNOTES

FSY ARCHITECTS
2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
ARCHITECTURAL DETAILS - WALL TYPES

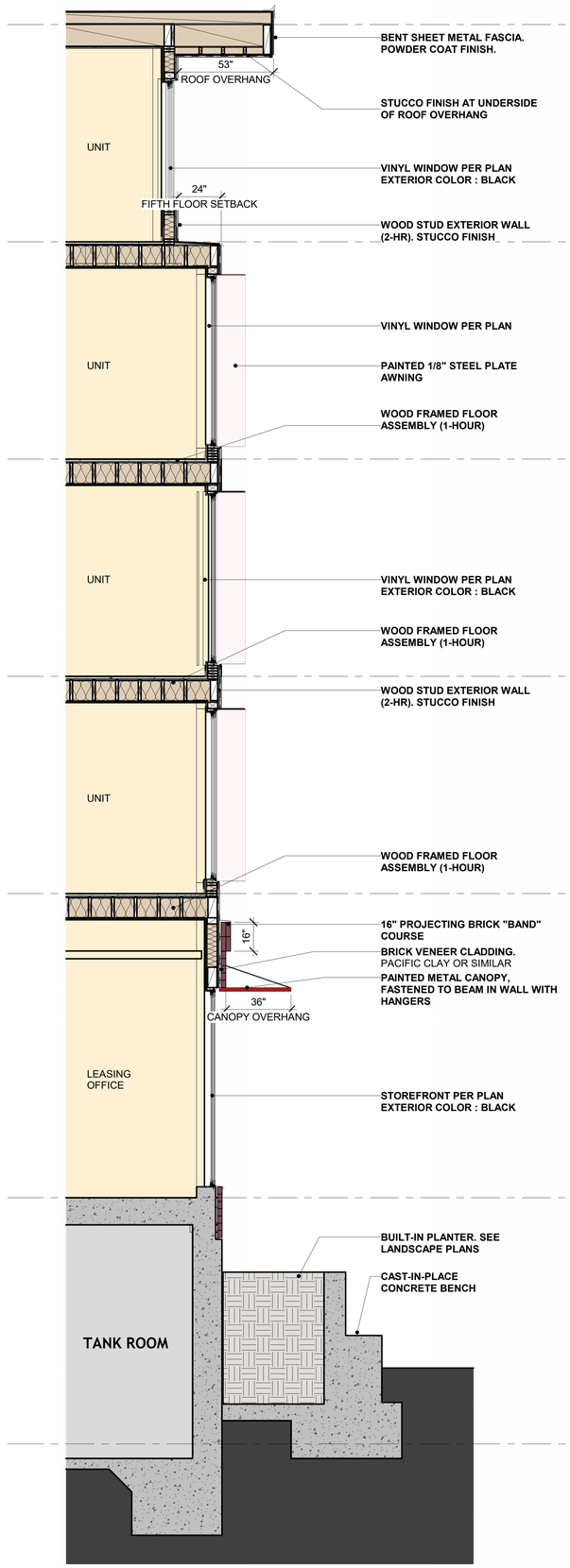
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	JD
Checked by	SD

B-A5.21

Scale 1 1/2" = 1'-0"

01/24/25



2 SECTION AA
3/8" = 1'-0"

1 PART ELEVATION AA - ROSEMEAD FACADE
3/8" = 1'-0"

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LICENSED ARCHITECT
REN. 7-31/27
STATE OF CALIFORNIA

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE, PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

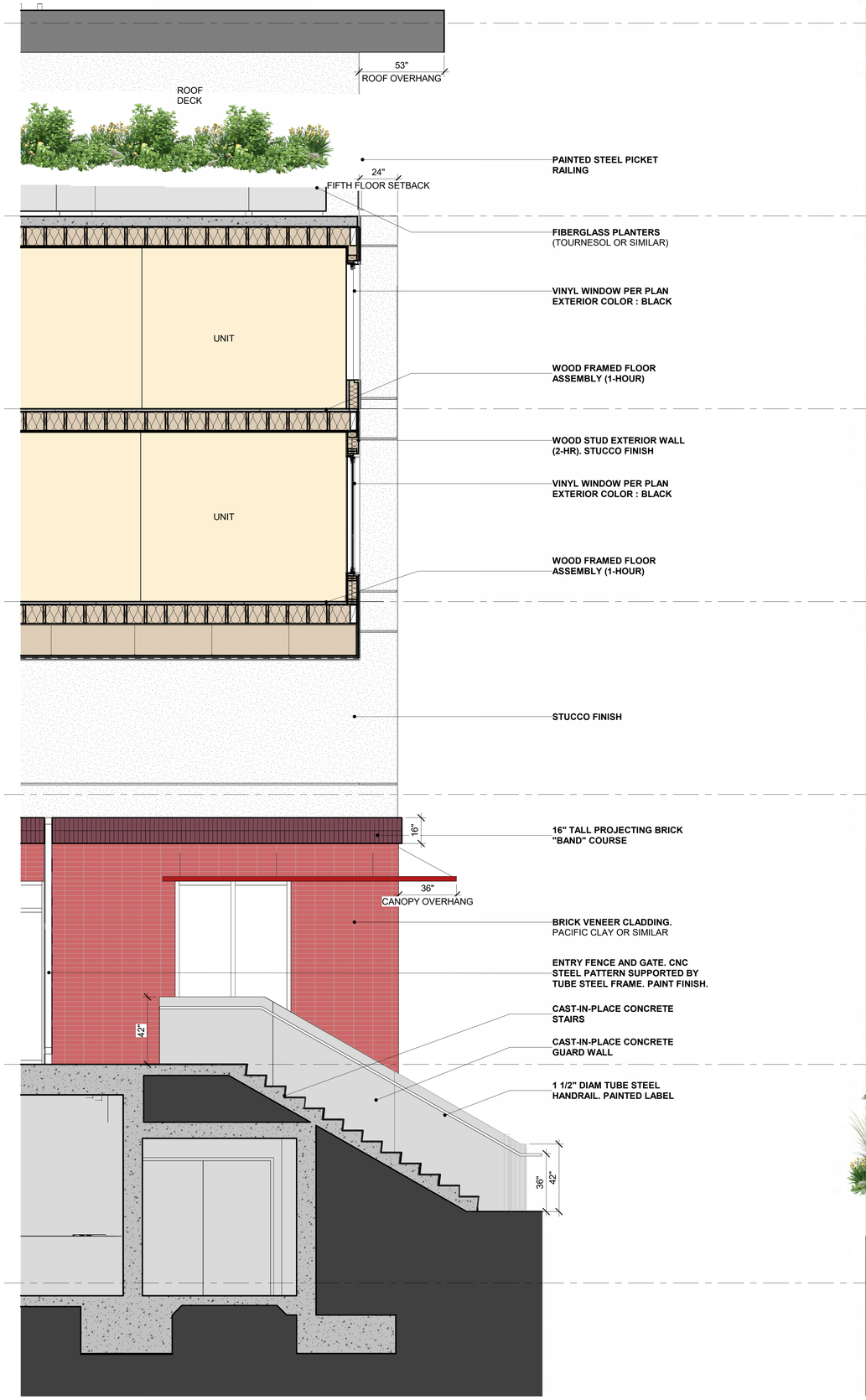
DRAWING TITLE:
WALL SECTION AA

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A5.25

Scale 3/8" = 1'-0"



1 SECTION BB
3/8" = 1'-0"

2 PART ELEVATION BB - ROSEMEAD FACADE
3/8" = 1'-0"

FSY ARCHITECTS
2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

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LICENSED ARCHITECT
KEITH ROY FUJIMOTO
NO. C-24018
REN. 7-31/27
STATE OF CALIFORNIA

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE, PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

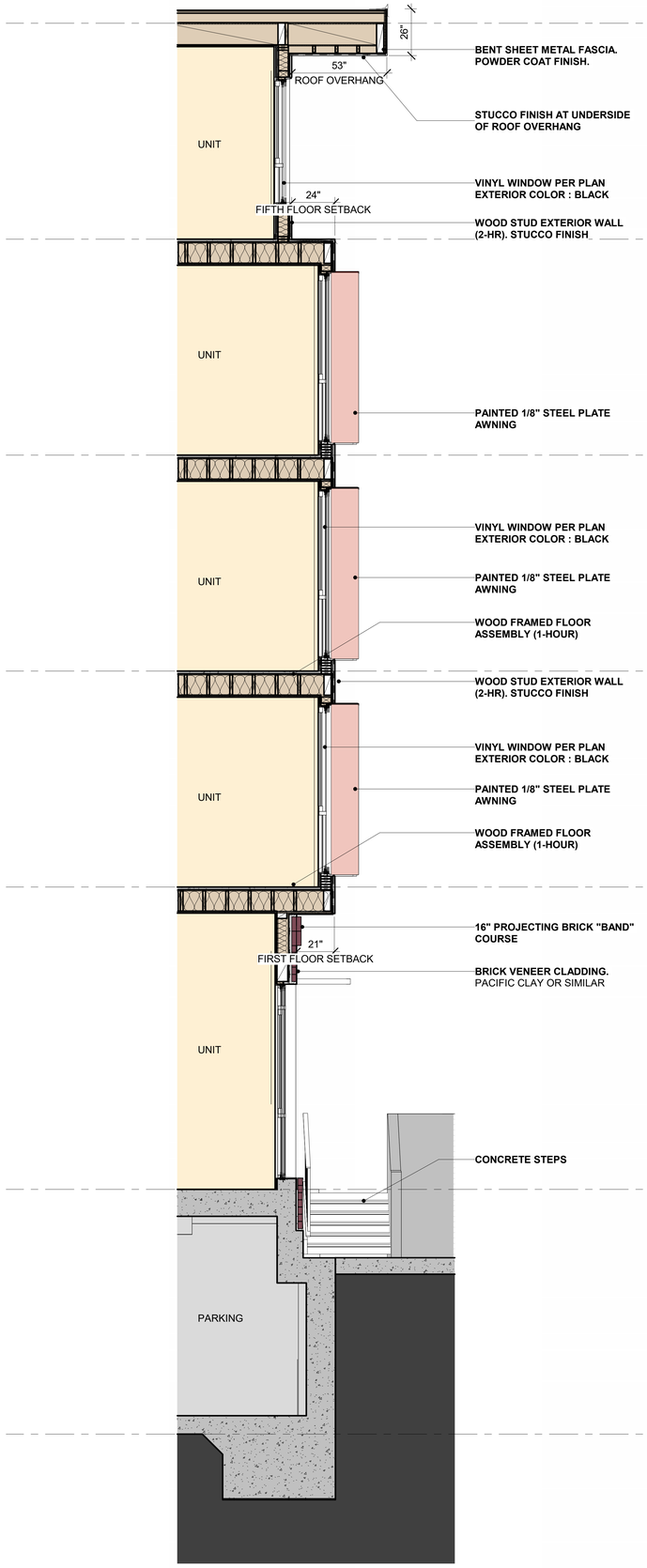
DRAWING TITLE:
WALL SECTION BB

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A5.26

Scale 3/8" = 1'-0"



2 SECTION CC
3/8" = 1'-0"

1 PART ELEVATION CC - ROSEMEAD FACADE
3/8" = 1'-0"

FSY ARCHITECTS
2902 KNOX AVE., 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

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LICENSED ARCHITECT
REN. 7-31/27
STATE OF CALIFORNIA

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE, PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
1410 2ND STREET, SUITE 200
SANTA MONICA, CA 90401

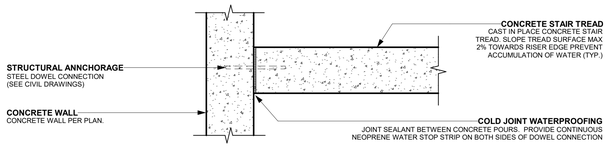
DRAWING TITLE:
WALL SECTION CC

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

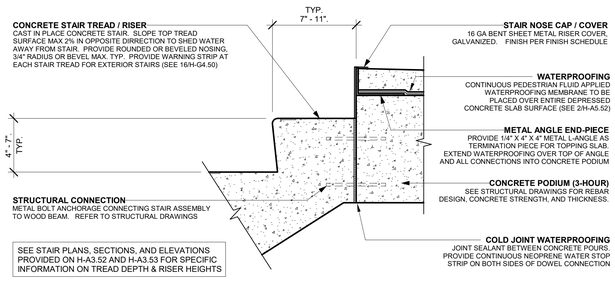
B-A5.27

Scale 3/8" = 1'-0"



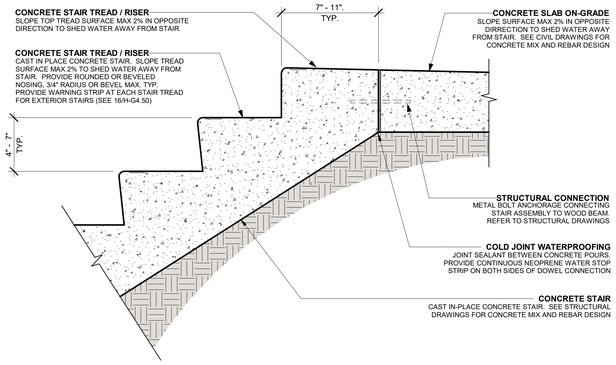
2D EXT. CONCRETE STAIR TO PODIUM CONNECTION

1 1/2" = 1'-0"



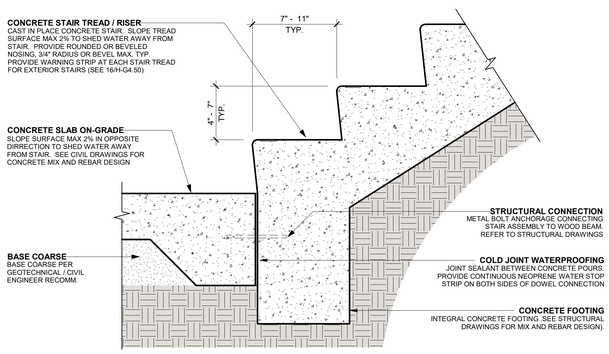
2C EXT. CONCRETE STAIR TO PODIUM CONNECTION1

1 1/2" = 1'-0"



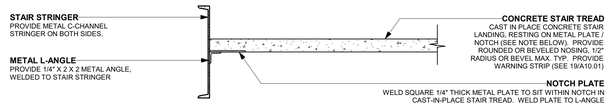
2B EXT. CONCRETE STAIR TO S.O.G. CONNECTION

1 1/2" = 1'-0"



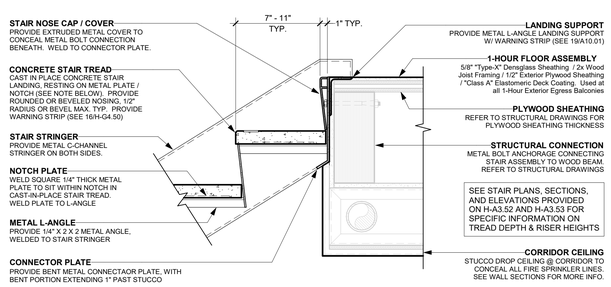
2A EXT. CONCRETE STAIR TO S.O.G. CONNECTION

1 1/2" = 1'-0"



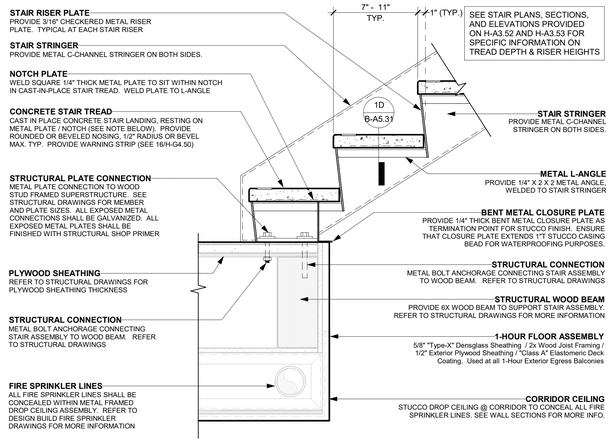
1D EXT. STAIR - TREAD TO STRINGER CONNECTION1

1 1/2" = 1'-0"



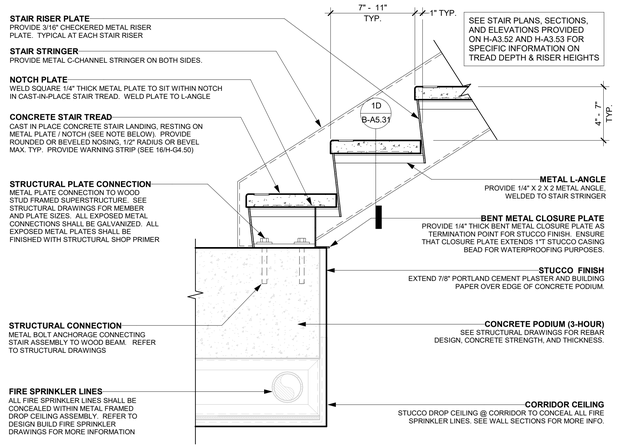
1C EXT. STAIR - FLR. TO TOP LANDING CONNECTION1

1 1/2" = 1'-0"



1B EXT. STAIR - FLR. TO BTM. LANDING CONNECTION

1 1/2" = 1'-0"



1A EXT. STAIR - FLR. TO BTM. LANDING CONNECTION

1 1/2" = 1'-0"

KEYNOTES

FSY ARCHITECTS
2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
WWW.FSYARCHITECTS.COM
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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
ARCHITECTURAL DETAILS - STAIRS

PLAN CHECK SUBMISSION #1

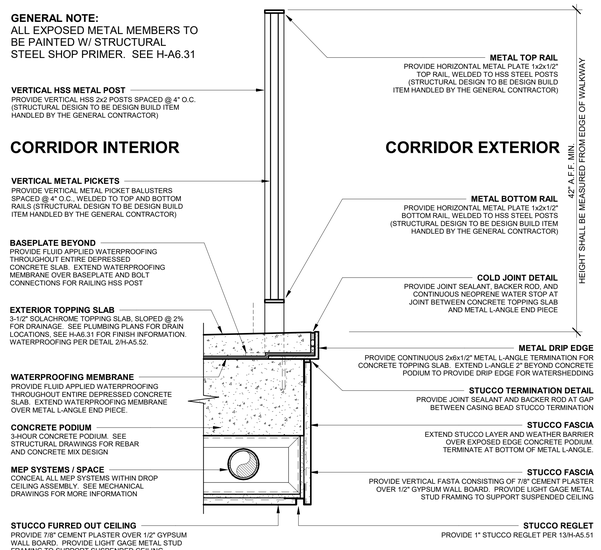
Date	02/17/2026
Drawn by	SD, TD, AZ
Checked by	SD

B-A5.31

Scale 1 1/2" = 1'-0"

01/24/25

GENERAL NOTE:
ALL EXPOSED METAL MEMBERS TO BE PAINTED W/ STRUCTURAL STEEL SHOP PRIMER. SEE H-A6.31



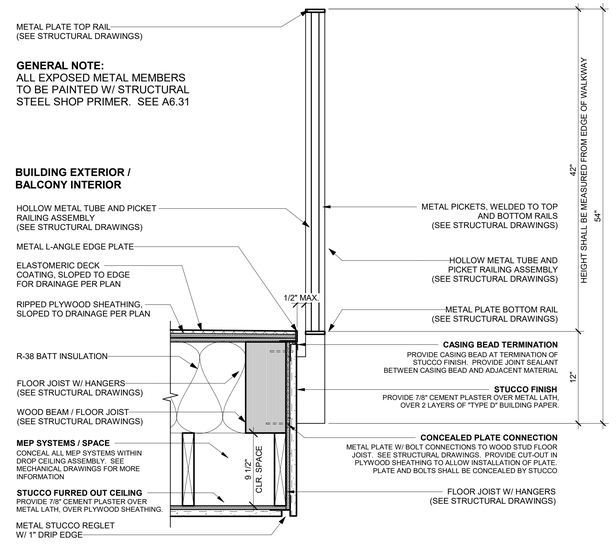
2D METAL PICKET GUARDRAIL (TYPE 2) - SECTION DET.
1 1/2" = 1'-0"

2C METAL PICKET GUARDRAIL (TYPE 2) - ELEVATION
1 1/2" = 1'-0"

2B METAL PICKET GUARDRAIL (TYPE 2) - PLAN DETAIL 2
1 1/2" = 1'-0"

2A METAL PICKET GUARDRAIL (TYPE 2) - PLAN DETAIL 1
1 1/2" = 1'-0"

GENERAL NOTE:
ALL EXPOSED METAL MEMBERS TO BE PAINTED W/ STRUCTURAL STEEL SHOP PRIMER. SEE A6.31



1D METAL PICKET GUARDRAIL (TYPE 1) - SECTION
1 1/2" = 1'-0"

1C METAL PICKET GUARDRAIL (TYPE 1) - ELEVATION
1 1/2" = 1'-0"

1B METAL PICKET GUARDRAIL (TYPE 1) - PLAN DETAIL 2
1 1/2" = 1'-0"

1A METAL PICKET GUARDRAIL (TYPE 1) - PLAN DETAIL 1
1 1/2" = 1'-0"

KEYNOTES

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600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
ARCHITECTURAL DETAILS - RAILINGS

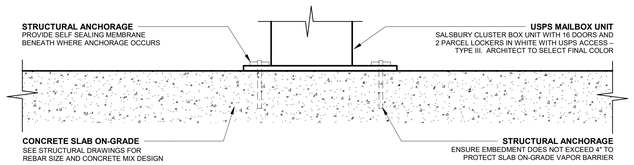
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	SD, TD, AZ
Checked by	SD

B-A5.32

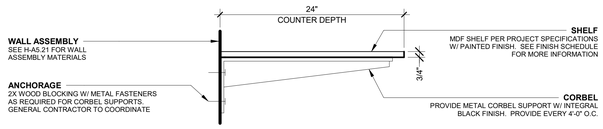
Scale 1 1/2" = 1'-0"

01/24/25



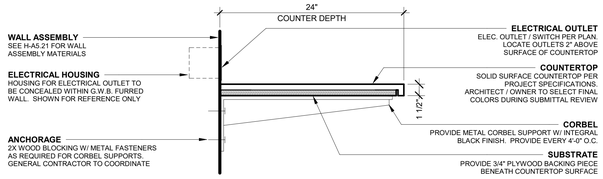
6 USPS MAILBOX - MOUNTING DETAIL

3" = 1'-0"



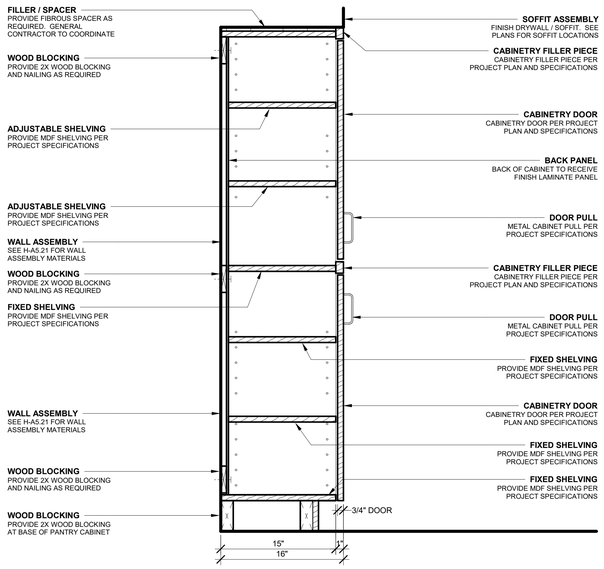
5 MDF SHELF @ INTERIOR WALL - SECTION DETAIL 1

1 1/2" = 1'-0"



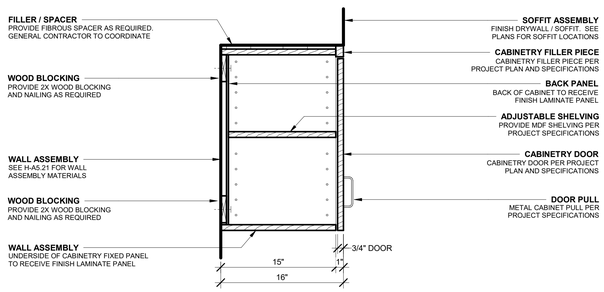
4 FLOATING COUNTER @ INTERIOR WALL - DETAIL

1 1/2" = 1'-0"



3B PANTRY CABINET @ KITCHEN - SECTION DETAIL 1

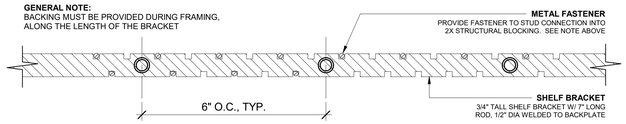
1 1/2" = 1'-0"



3A UPPER CABINET @ KITCHEN - SECTION DETAIL 1

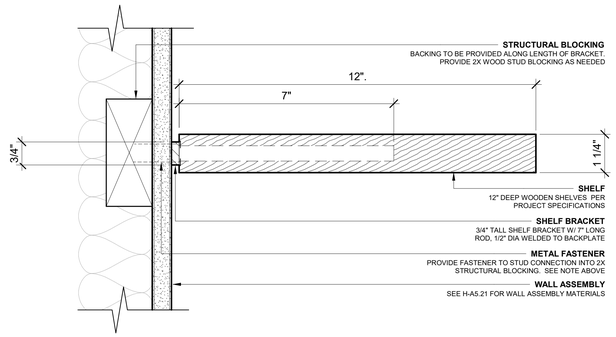
1 1/2" = 1'-0"

GENERAL NOTE:
BACKING MUST BE PROVIDED DURING FRAMING, ALONG THE LENGTH OF THE BRACKET



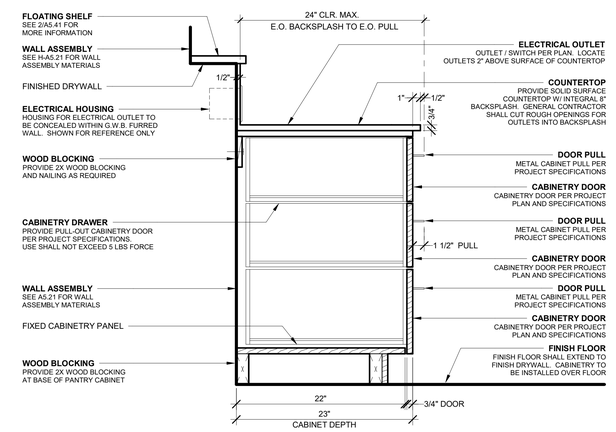
2B FLOATING SHELF - BRACKET ELEVATION

6" = 1'-0"



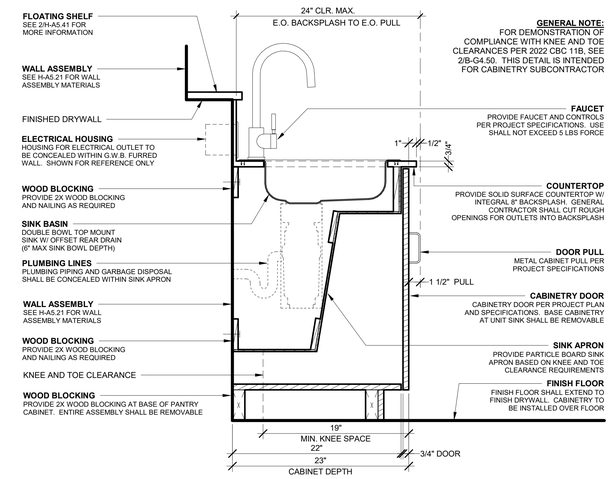
2A FLOATING SHELF - SECTION DETAIL

6" = 1'-0"



1B BASE CABINET @ KITCHEN COUNT. - SECT.DETAIL

1 1/2" = 1'-0"



1A BASE CABINET @ KITCHEN / VANITY - SECT. DETAIL

1 1/2" = 1'-0"

KEYNOTES

FSY ARCHITECTS
2902 KNOX AVE, 2ND FLOOR
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600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
ARCHITECTURAL DETAILS - INTERIOR

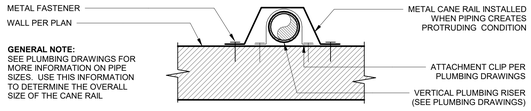
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	SD, TD, AZ
Checked by	SD

B-A5.41

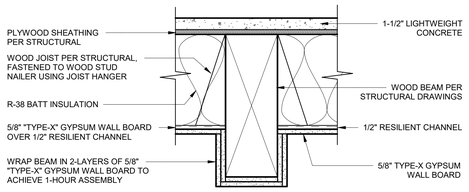
Scale: As indicated

01/24/25



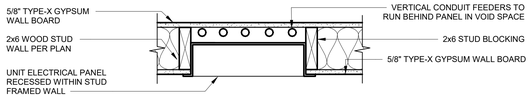
13 CAIN RAIL @ EXPOSED PLUMBING LINE - DET.

1 1/2" = 1'-0"



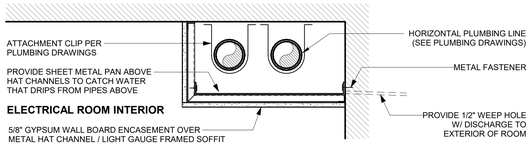
12 WOOD BEAM @ 1-HOUR WD. FLOOR ASSEMBLY

1 1/2" = 1'-0"



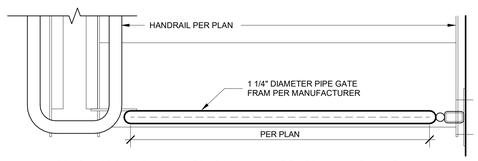
11 ELECTRICAL PANEL @ INT. WALL - DETAIL

1 1/2" = 1'-0"



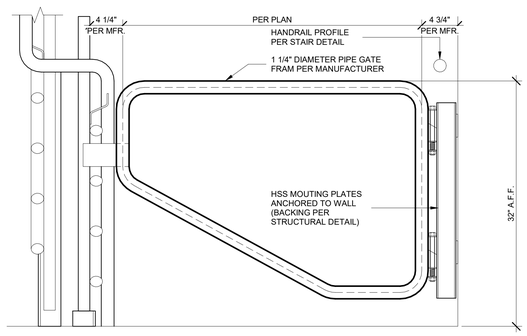
10 DROP CEILING @ ELECTRICAL ROOMS - DET.

1 1/2" = 1'-0"



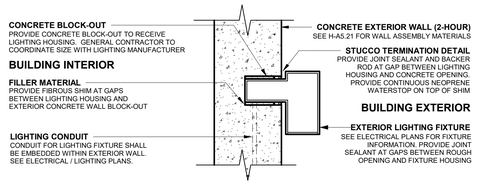
9 EGRESS SWING GATE @ STAIR - PLAN

1 1/2" = 1'-0"



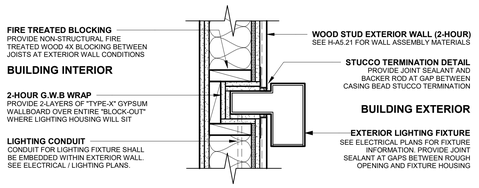
8 EGRESS SWING GATE @ STAIR - ELEVATION

1 1/2" = 1'-0"



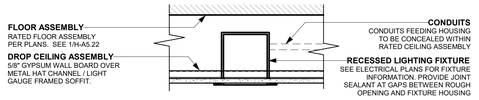
7 EXT. LIGHT @ CONCRETE WALL - DETAIL

1 1/2" = 1'-0"



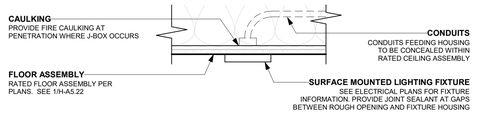
6 EXT. LIGHT @ WD. STUD WALL - DETAIL

1 1/2" = 1'-0"



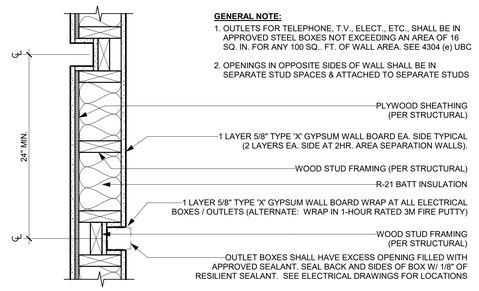
5 INT. REC. LIGHT (NON-RATED) - DETAIL

1 1/2" = 1'-0"



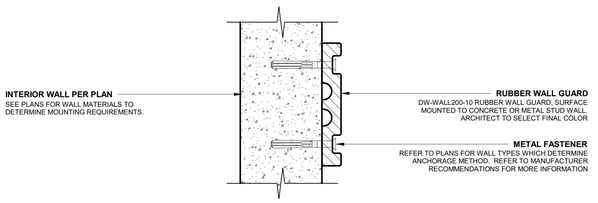
4 INT. PUCK LIGHT (NON-RATED) - DETAIL

1 1/2" = 1'-0"



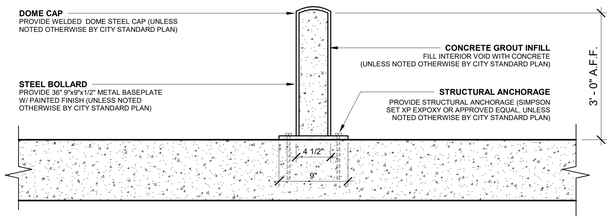
3 ELECTRICAL BOXES @ RATED WALL

1 1/2" = 1'-0"



2 RUBBER WALL GUARD - SECTION DETAIL

3" = 1'-0"



1 STEEL BOLLARDS - SECTION DETAIL (TYP.)

1 1/2" = 1'-0"

KEYNOTES

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CLIENT ADDRESS:
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Los Angeles, CA 90004

DRAWING TITLE:
ARCHITECTURAL DETAILS - INTERIOR

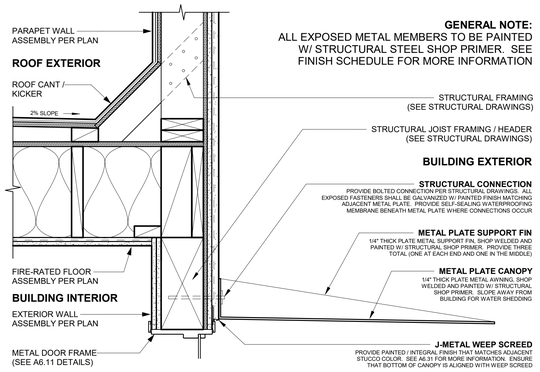
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	SD, TD, AZ
Checked by	SD

B-A5.42

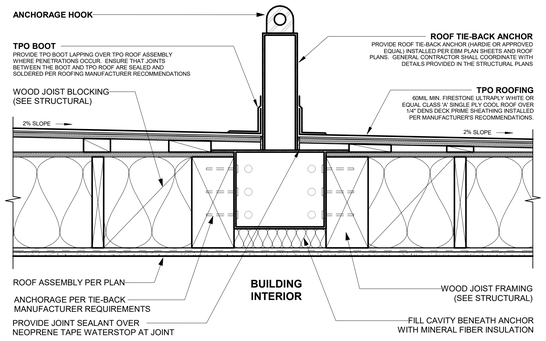
Scale: As indicated

01/24/25



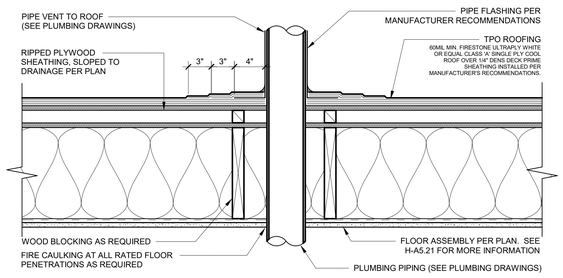
GENERAL NOTE:
ALL EXPOSED METAL MEMBERS TO BE PAINTED W/ STRUCTURAL STEEL SHOP PRIMER. SEE FINISH SCHEDULE FOR MORE INFORMATION

9 PLATE MTL. AWNING @ UNIT ENTRY - DETAIL
1 1/2" = 1'-0"

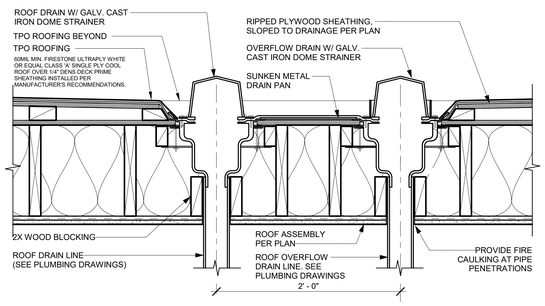


8 TIE-BACK ANCHOR @ ROOF ASSEMBLY - DET.
1 1/2" = 1'-0"

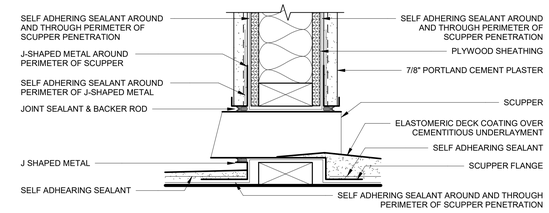
GENERAL NOTE:
DUE TO VARIATIONS IN SINGLE PLY ROOF MANUFACTURER REQUIREMENTS, AND IN ORDER TO MAINTAIN REQUIRED ROOF WARRANTY, PROVIDE COMPLETE ROOF FLASHING AND MEMBRANE INSTALLATION AS RECOMMENDED BY MANUFACTURER. SEE PROJECT SPECIFICATIONS FOR PERFORMANCE INFORMATION.



7 PIPE PENETRATION @ ROOF - DETAIL (TYP.)
1 1/2" = 1'-0"

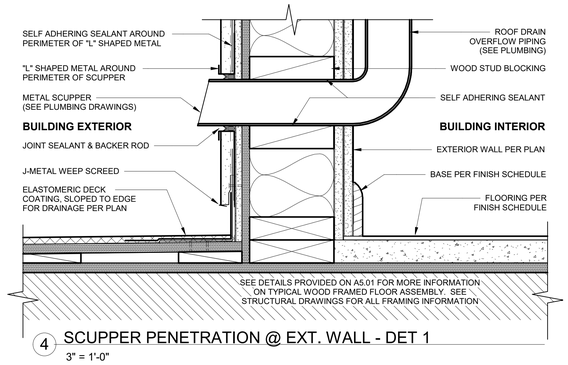


6 ROOF DRAIN AND OVERFLOW - SECTION (TYP.)
1 1/2" = 1'-0"



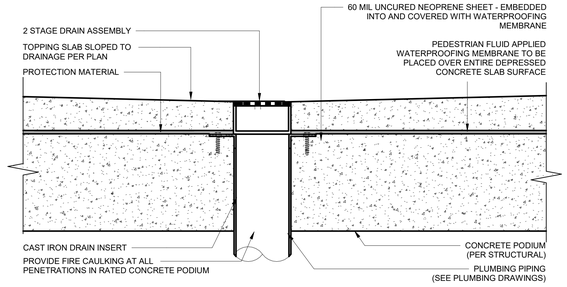
5 SCUPPER PENETRATION @ EXT. WALL - DET 2
3" = 1'-0"

GENERAL NOTE:
PROVIDE SELF ADHERING SEALANT AROUND AND THROUGH PERIMETER OF SCUPPER PENETRATION. PROVIDE ON BOTH THE TOP AND BOTTOM OF SCUPPER PENETRATION



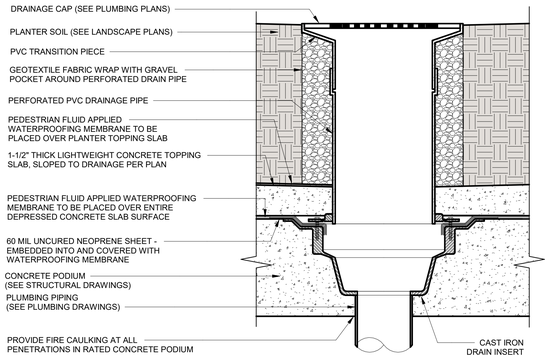
4 SCUPPER PENETRATION @ EXT. WALL - DET 1
3" = 1'-0"

GENERAL NOTES:
1. IMMEDIATELY PRIOR TO WATERPROOFING INSTALLATION AT DRAINS, REMOVE PAINT FROM DRAIN BODY TO BARE METAL AT AREAS TO RECEIVE WATERPROOFING.
2. AFTER PAINT REMOVAL PRIME AND COAT BARE METAL IMMEDIATELY AND PRIOR TO ANY RUST FORMATION.
3. TRENCH DRAIN GRATE OPENINGS SHALL NOT ALLOW PASSAGE OF SPHERE GREATED THAN 1/2" DIAMETER. ELONGATED OPENINGS SHALL BE PLACED WITH THE LONG DIMENSION PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.



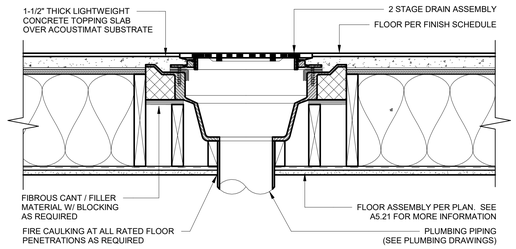
3 TRENCH DRAIN @ EXT. CONC. TOPPING SLAB
1 1/2" = 1'-0"

GENERAL NOTES:
1. IMMEDIATELY PRIOR TO WATERPROOFING INSTALLATION AT DRAINS, REMOVE PAINT FROM DRAIN BODY TO BARE METAL AT AREAS TO RECEIVE WATERPROOFING.
2. AFTER PAINT REMOVAL PRIME AND COAT BARE METAL IMMEDIATELY AND PRIOR TO ANY RUST FORMATION.



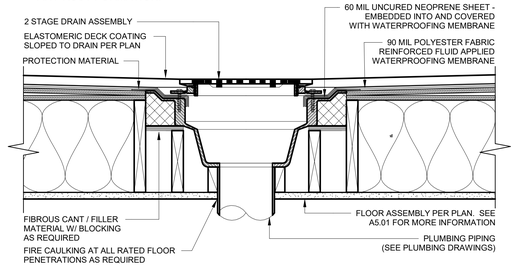
2 PLANTER DRAIN @ EXT. PLANTER - DETAIL 1
1 1/2" = 1'-0"

GENERAL NOTES:
1. IMMEDIATELY PRIOR TO WATERPROOFING INSTALLATION AT DRAINS, REMOVE PAINT FROM DRAIN BODY TO BARE METAL AT AREAS TO RECEIVE WATERPROOFING.
2. AFTER PAINT REMOVAL PRIME AND COAT BARE METAL IMMEDIATELY AND PRIOR TO ANY RUST FORMATION.



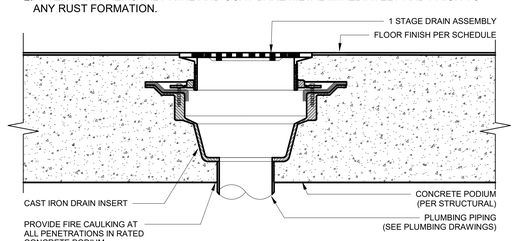
1D AREA DRAIN @ INT. WD. FLR. ASSEMBLY
1 1/2" = 1'-0"

GENERAL NOTES:
1. IMMEDIATELY PRIOR TO WATERPROOFING INSTALLATION AT DRAINS, REMOVE PAINT FROM DRAIN BODY TO BARE METAL AT AREAS TO RECEIVE WATERPROOFING.
2. AFTER PAINT REMOVAL PRIME AND COAT BARE METAL IMMEDIATELY AND PRIOR TO ANY RUST FORMATION.



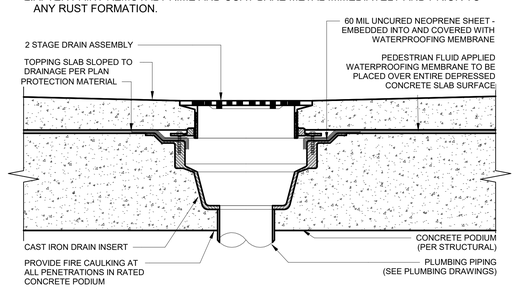
1C AREA DRAIN @ EXT. WD. FLR. ASSEMBLY
1 1/2" = 1'-0"

GENERAL NOTES:
1. IMMEDIATELY PRIOR TO WATERPROOFING INSTALLATION AT DRAINS, REMOVE PAINT FROM DRAIN BODY TO BARE METAL AT AREAS TO RECEIVE WATERPROOFING.
2. AFTER PAINT REMOVAL PRIME AND COAT BARE METAL IMMEDIATELY AND PRIOR TO ANY RUST FORMATION.



1B AREA DRAIN @ INTERIOR CONC. SLAB
1 1/2" = 1'-0"

GENERAL NOTES:
1. IMMEDIATELY PRIOR TO WATERPROOFING INSTALLATION AT DRAINS, REMOVE PAINT FROM DRAIN BODY TO BARE METAL AT AREAS TO RECEIVE WATERPROOFING.
2. AFTER PAINT REMOVAL PRIME AND COAT BARE METAL IMMEDIATELY AND PRIOR TO ANY RUST FORMATION.



1A AREA DRAIN @ EXT. CONC. TOPPING SLAB
1 1/2" = 1'-0"

KEYNOTES

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2902 KNOX AVE, 2ND FLOOR
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NOT FOR CONSTRUCTION

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600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
ARCHITECTURAL DETAILS - EXTERIOR

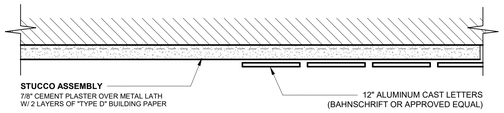
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	SD, TD, AZ
Checked by	SD

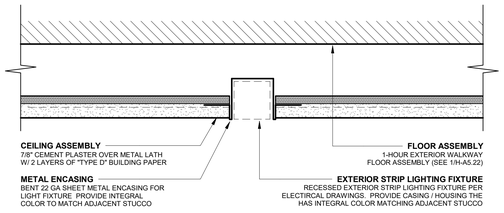
B-A5.51

Scale: As indicated

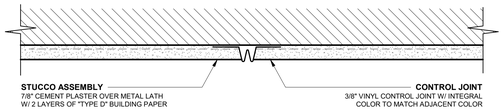
01/24/25



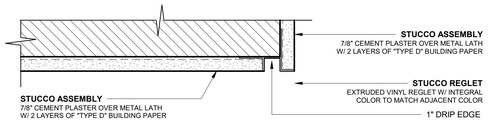
13 EXT. SIGNAGE (ADDRESS) - DETAIL 1
3" = 1'-0"



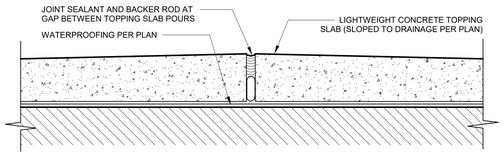
12 EXT. CORRIDOR LIGHT - DETAIL 1
3" = 1'-0"



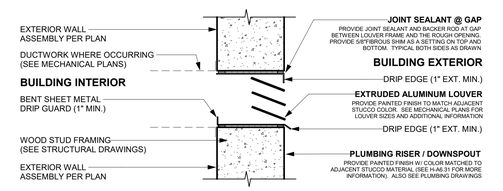
11 STUCCO CONTROL JOINT - DETAIL 1
3" = 1'-0"



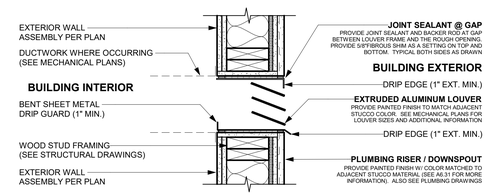
10 STUCCO METAL REGLET - DETAIL 1
3" = 1'-0"



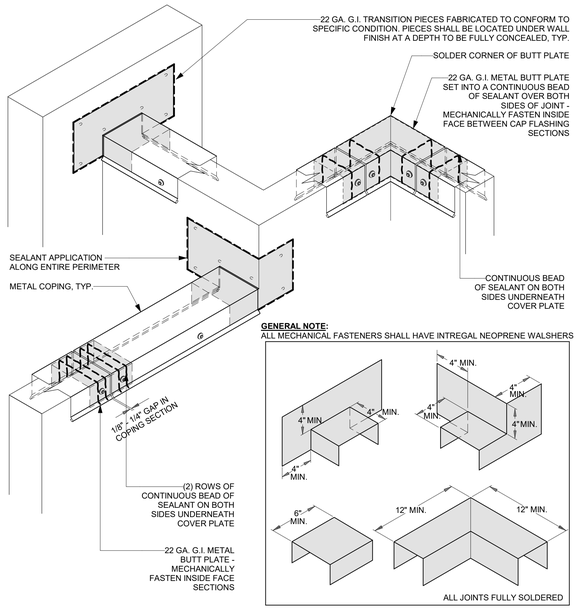
9 CONC. CONTROL JOINT - DETAIL 1
3" = 1'-0"



8B EXT. MTL. LOUVER @ CONCRETE WALL
1 1/2" = 1'-0"

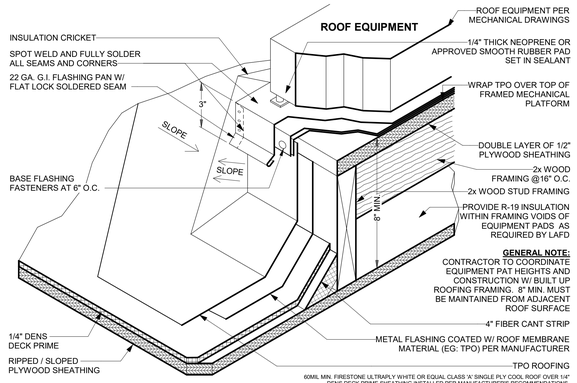


8A EXT. MTL. LOUVER @ WD. STUD WALL
1 1/2" = 1'-0"

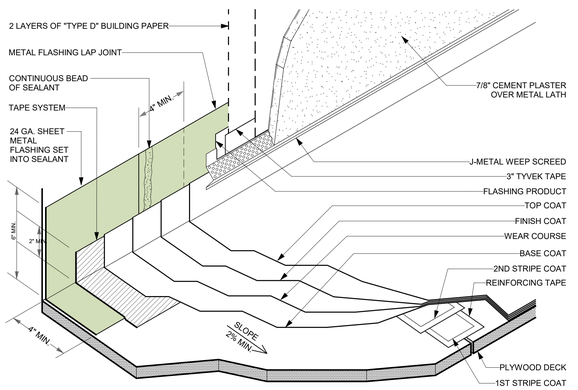


7 METAL ROOF COPING @ PARAPET - AXON DETAILS
1 1/2" = 1'-0"

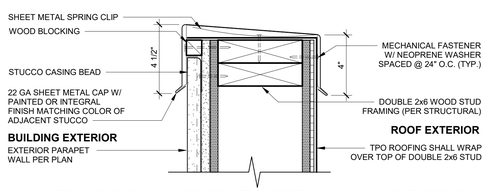
GENERAL NOTE:
DUE TO VARIATIONS IN SINGLE PLY ROOF MANUFACTURER REQUIREMENTS, AND IN ORDER TO MAINTAIN REQUIRED ROOF WARRANTY, PROVIDE COMPLETE ROOF FLASHING AND MEMBRANE INSTALLATION AS RECOMMENDED BY MANUFACTURER. SEE PROJECT SPECIFICATIONS FOR PERFORMANCE INFORMATION.



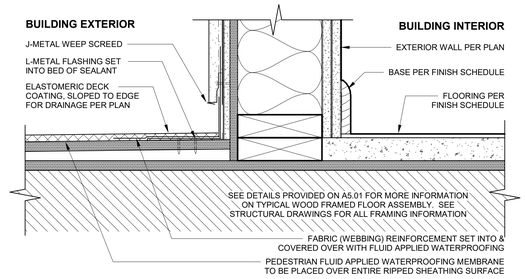
6 EQUIPMENT PAD / ROOF PLATFORM - AXON DETAIL
3" = 1'-0"



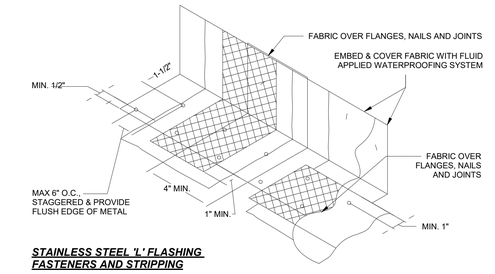
5 ELASTOMERIC DECK COATING AXONOMETRIC DET.
3" = 1'-0"



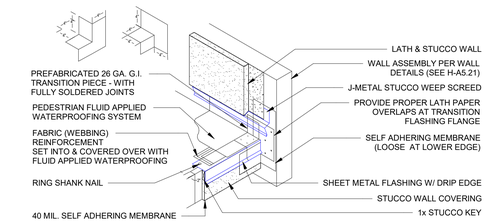
4 MTL. COPING @ PARAPET WALL - SECTION
3" = 1'-0"



3 EXT. WD. STUD WALL @ EXT. WOOD DECK
3" = 1'-0"



2 EXT. WD. STUD WALL @ CONC. DECK
3" = 1'-0"



GENERAL NOTES:
1. THIS DETAIL SHOULD ONLY PROVIDE A GENERAL REPRESENTATION OF THE ACTUAL CONDITION. THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS OF EACH DIFFERENT CONDITION FOR APPROVAL PRIOR TO INSTALLATION.
2. INSTALLATION.
3. REFER TO EDGE FLASHING AT WALL DETAILS FOR ADDITIONAL FLASHING NOTES.
4. REFER TO FLASHING AT VERTICAL WALL FOR "L" FLASHING METHODS. REFER TO TYPICAL SYSTEM FOR OTHER WATERPROOFING SYSTEM COMPONENTS.

1 EDGE TO WALL CONNECTION - AXON
1 1/2" = 1'-0"

KEYNOTES

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DRAWING TITLE:
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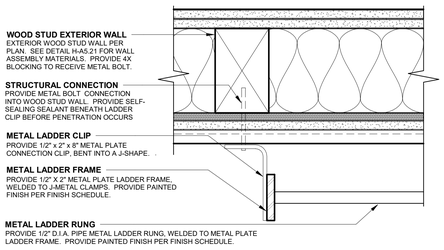
Date	02/17/2026
Drawn by	SD, TD, AZ
Checked by	SD

B-A5.52

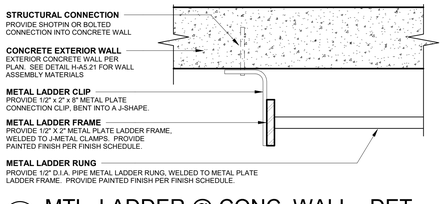
Scale: As indicated

01/24/25



6B MTL. LADDER @ WOOD WALL - DET.

3" = 1'-0"

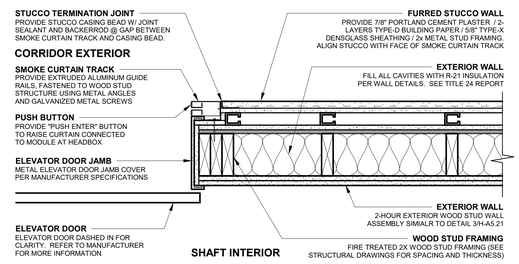


6A MTL. LADDER @ CONC. WALL - DET.

3" = 1'-0"

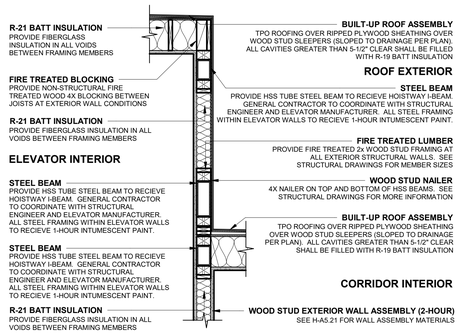
5B SMOKE GUARD @ ELEVATOR DOOR - DETAIL 1

1 1/2" = 1'-0"



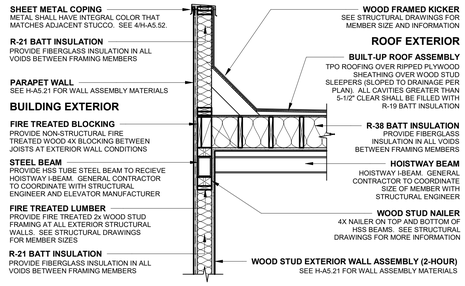
5A SMOKE CURTAIN @ 2-HOUR WALL - JAMB 1

1 1/2" = 1'-0"



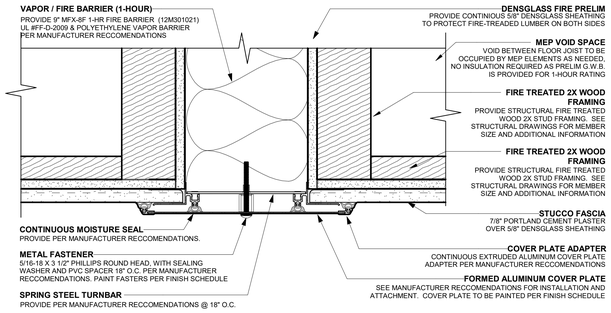
4B ELEVATOR SHAFT & HOISTWAY - DET.

1/2" = 1'-0"



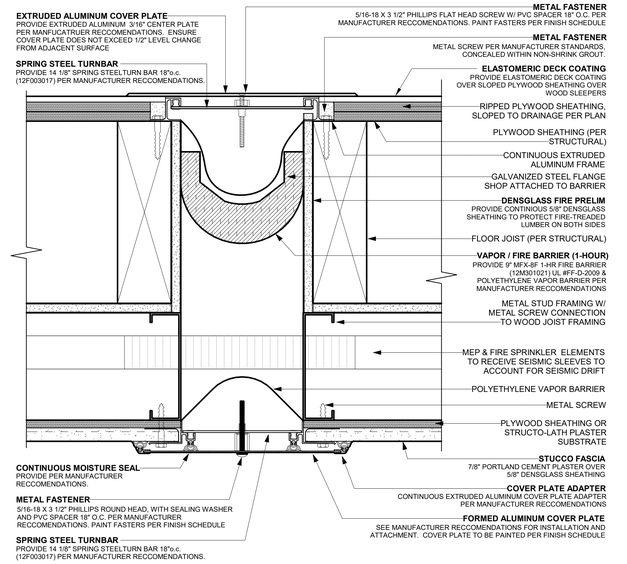
4A ELEVATOR SHAFT & HOISTWAY - DET.

1/2" = 1'-0"



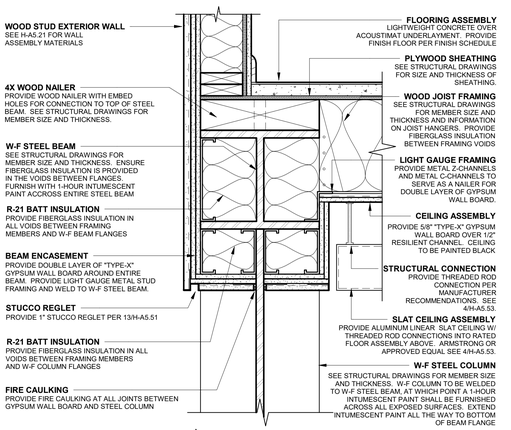
3B SEISMIC SEPARATION @ FLOOR ASSEMBLY - FASCIA

3" = 1'-0"



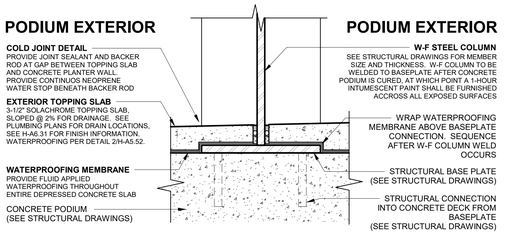
3A SEISMIC SEPARATION @ FLOOR ASSEMBLY - SECTION

3" = 1'-0"



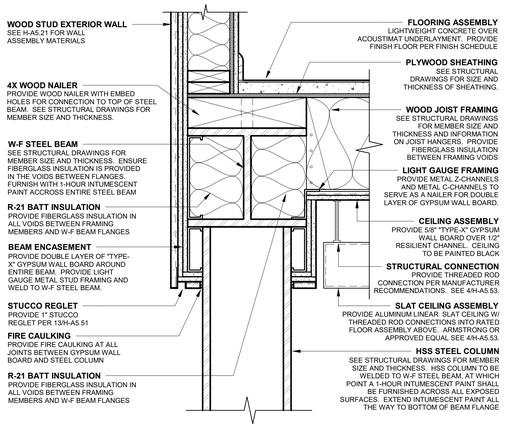
2B W-F STEEL COL. @ SLAT CEILING - DETAIL

1 1/2" = 1'-0"



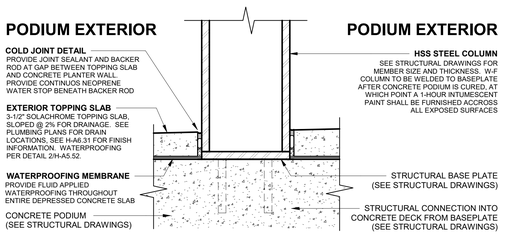
2A W-F STEEL COL. @ CONC. PODIUM - DETAIL

1 1/2" = 1'-0"



1B PIPE STEEL COL. @ CONC. CEILING - DET.

1 1/2" = 1'-0"



1A PIPE STEEL COL. @ CONC. PODIUM - DET.

1 1/2" = 1'-0"

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PLAN CHECK SUBMISSION #1

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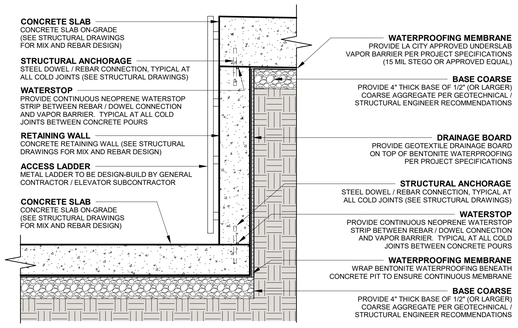
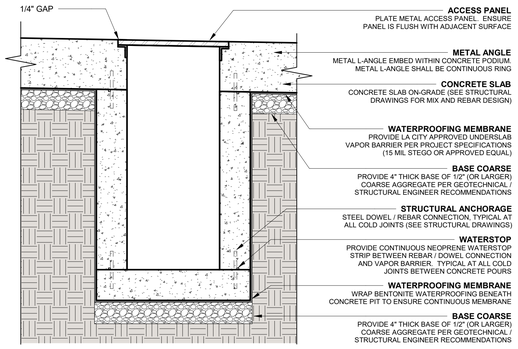


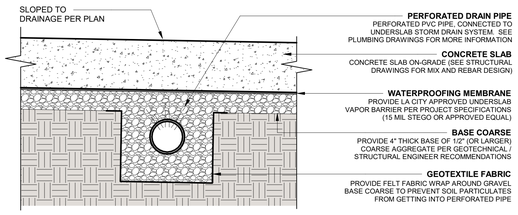
20 SECTION @ ELEVATOR PIT - SECTION DET.

1 1/2" = 1'-0"



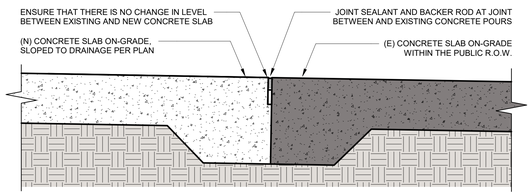
19 SUMP PUMP @ BASEMENT - SECTION DET.

1 1/2" = 1'-0"



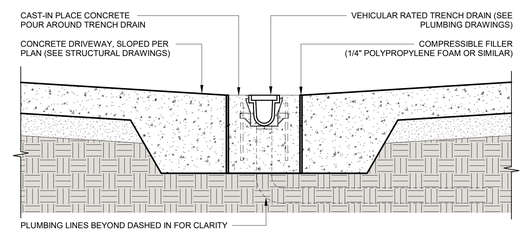
18 UNDERSLAB DRAINAGE SYSTEM - DETAIL

1 1/2" = 1'-0"



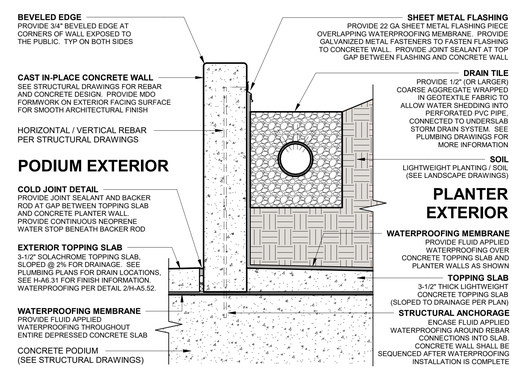
17 (N) CONCRETE SLAB @ (E) PUBLIC R.O.W.

1 1/2" = 1'-0"



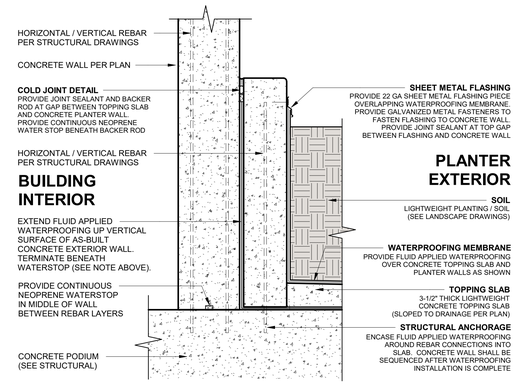
16 TRENCH DRAIN @ DRIVEWAY - DETAIL 1

1" = 1'-0"



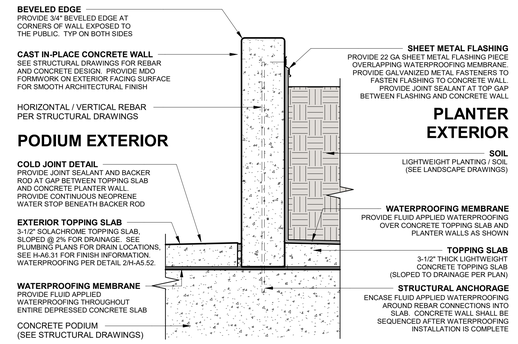
10 CONC. PLANTER @ EXT. COURTYARD - DET.

1 1/2" = 1'-0"



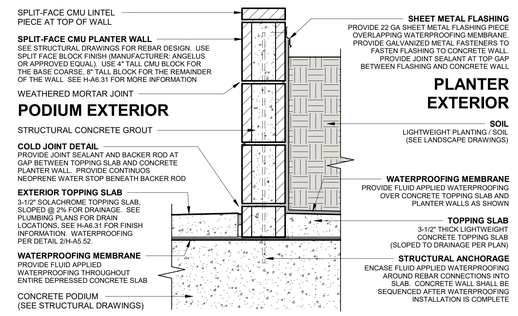
9 CONC. PLANTER @ EXT. COURTYARD - DET.

1 1/2" = 1'-0"



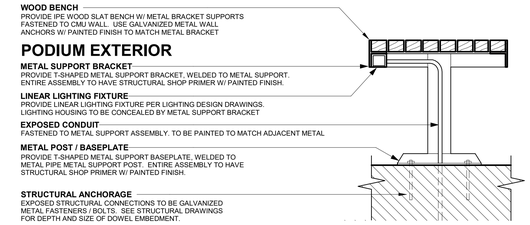
8 CONC. PLANTER @ EXT. COURTYARD - DET.

1 1/2" = 1'-0"



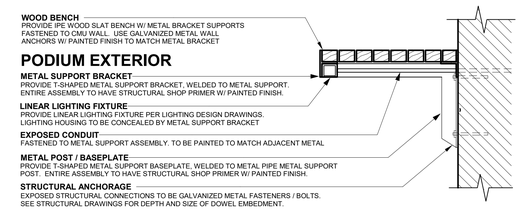
7 CMU PLANTER @ EXT. COURTYARD - DET.

1 1/2" = 1'-0"



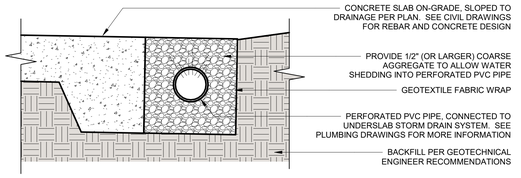
6 WOOD BENCH @ HORIZ. SURFACE - DET.

1 1/2" = 1'-0"



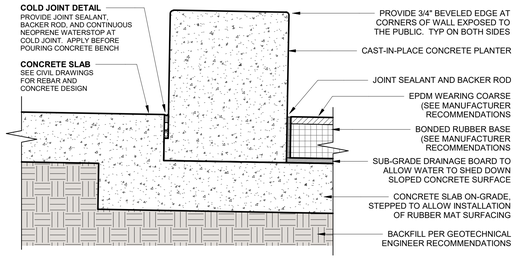
5 WOOD BENCH @ VERT. SURFACE - DET.

1 1/2" = 1'-0"



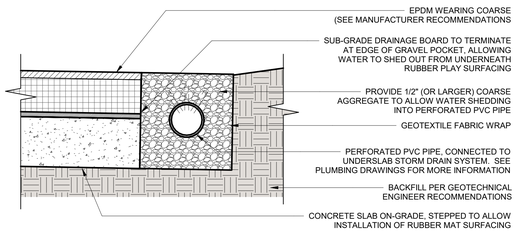
4 S.O.G. / DRAIN TILE @ REAR YARD - DET.

1 1/2" = 1'-0"



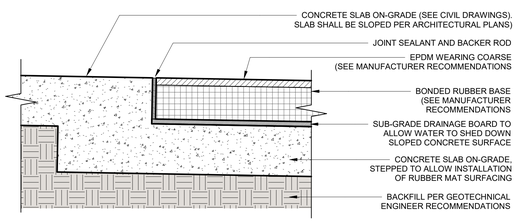
3 CONCRETE BENCH @ PLAYGROUND - DET.

1 1/2" = 1'-0"



2 PLAYGROUND SAFETY SURFACING - DET.

1 1/2" = 1'-0"



1 PLAYGROUND SAFETY SURFACING - DET.

1 1/2" = 1'-0"

KEYNOTES

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
ARCHITECTURAL DETAILS - EXTERIOR

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	SD, TD, AZ
Checked by	SD

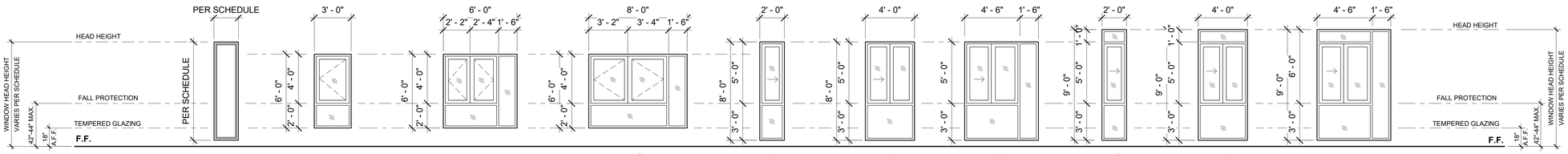
B-A5.54

Scale: As indicated

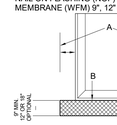
01/24/25

WINDOW SCHEDULE

WIN. NO.	FIRE RATING	OPERATION	TYPE	LOCATION	WIDTH	HEIGHT	HEAD HEIGHT	GLAZING	FRAME MATERIAL	HEAD	JAMB	SILL	KEYNOTES
1A		SLIDER W/ FIXED PANE	A	UNIT LIVING ROOM	6' - 0"	9' - 0"	9' - 6"	WINDOR 1550 SYSTEM LOW-E GLAZING UNIT	VINYL (W/ ALUMINUM FINISH, DARK BRONZE COLOR)	1B/B-A6.01, 3B/B-A6.01	1A/B-A6.01, 3A/B-A6.01	1A/B-A6.01, 3A/B-A6.01	1, 2
1B		SLIDER W/ FIXED PANE	B	UNIT BEDROOM	4' - 0"	9' - 0"	9' - 6"	WINDOR 1550 SYSTEM LOW-E GLAZING UNIT	VINYL (W/ ALUMINUM FINISH, DARK BRONZE COLOR)	1B/B-A6.01, 3B/B-A6.01	1A/B-A6.01, 3A/B-A6.01	1A/B-A6.01, 3A/B-A6.01	1, 2
1C		SLIDER W/ FIXED PANE	C	UNIT BEDROOM	2' - 0"	9' - 0"	9' - 6"	WINDOR 1550 SYSTEM LOW-E GLAZING UNIT	VINYL (W/ ALUMINUM FINISH, DARK BRONZE COLOR)	1B/B-A6.01, 3B/B-A6.01	1A/B-A6.01, 3A/B-A6.01	1A/B-A6.01, 3A/B-A6.01	1, 2
1D		SLIDER W/ FIXED PANE	D	UNIT LIVING ROOM	6' - 0"	8' - 0"	8' - 6"	WINDOR 1550 SYSTEM LOW-E GLAZING UNIT	VINYL (W/ ALUMINUM FINISH, DARK BRONZE COLOR)	1B/B-A6.01, 3B/B-A6.01	1A/B-A6.01, 3A/B-A6.01	1A/B-A6.01, 3A/B-A6.01	1, 2
1E		SLIDER W/ FIXED PANE	E	UNIT BEDROOM	4' - 0"	8' - 0"	8' - 6"	WINDOR 1550 SYSTEM LOW-E GLAZING UNIT	VINYL (W/ ALUMINUM FINISH, DARK BRONZE COLOR)	1B/B-A6.01, 3B/B-A6.01	1A/B-A6.01, 3A/B-A6.01	1A/B-A6.01, 3A/B-A6.01	1, 2
1F		SLIDER W/ FIXED PANE	F	UNIT BEDROOM	2' - 0"	8' - 0"	8' - 6"	WINDOR 1550 SYSTEM LOW-E GLAZING UNIT	VINYL (W/ ALUMINUM FINISH, DARK BRONZE COLOR)	1B/B-A6.01, 3B/B-A6.01	1A/B-A6.01, 3A/B-A6.01	1A/B-A6.01, 3A/B-A6.01	1, 2
2A		CASEMENT W/ FIXED PANE	G	UNIT BEDROOM	6' - 0"	6' - 0"	7' - 6"	WINDOR 1550 SYSTEM LOW-E GLAZING UNIT	VINYL (W/ ALUMINUM FINISH, DARK BRONZE COLOR)	1B/B-A6.01, 2B/B-A6.01	1A/B-A6.01, 2A/B-A6.01	1B/B-A6.01, 2A/B-A6.01	1, 2, 3
2B		CASEMENT W/ FIXED PANE	H	UNIT LIVING ROOM	8' - 0"	6' - 0"	7' - 6"	WINDOR 1550 SYSTEM LOW-E GLAZING UNIT	VINYL (W/ ALUMINUM FINISH, DARK BRONZE COLOR)	1B/B-A6.01, 2B/B-A6.01	1A/B-A6.01, 2A/B-A6.01	1B/B-A6.01, 2A/B-A6.01	1, 2, 3
2C		CASEMENT W/ FIXED PANE	J	UNIT BEDROOM	3' - 0"	6' - 0"	7' - 6"	WINDOR 1550 SYSTEM LOW-E GLAZING UNIT	VINYL (W/ ALUMINUM FINISH, DARK BRONZE COLOR)	1B/B-A6.01, 2B/B-A6.01	1A/B-A6.01, 2A/B-A6.01	1B/B-A6.01, 2A/B-A6.01	1, 2, 3
3B		FIXED PANE	K	UNIT BEDROOM	2' - 0"	8' - 0"	8' - 6"	WINDOR 1550 SYSTEM LOW-E GLAZING UNIT	VINYL (W/ ALUMINUM FINISH, DARK BRONZE COLOR)	1B/B-A6.01	1A/B-A6.01	1B/B-A6.01	1

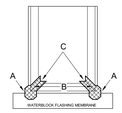


1. INSTALL PER DIAGRAM FOLLOWING STEPS A, B, C & D. INSTALLING EITHER WATERBLOCK NAIL ON FLASHING (NOF) OR FLASHING MEMBRANE (WFM) 9", 12" OR 18".

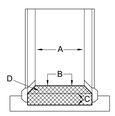


(A) EXTEND SILL FLASHING A MINIMUM 9" BEYOND THE JAMBS. (B) INSTALLING FLUSH WITH THE SILL OF ROUGH OPENING. (C) NAIL OR STAPLE ALONG TOP EDGE ONLY. (D) DO NOT ADHERE OR FASTEN ALONG BOTTOM EDGE. LEAVE LOOSE UNTIL WEATHER RESISTIVE BARRIER HAS BEEN INSTALLED AND SLIPPED UP UNDERNEATH THE FLASHING IN WEATHERBOARD FASHION.

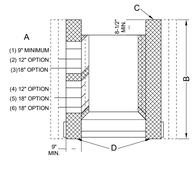
2. INSTALL WATERBLOCK CORNER GUARDS BY (A) FIRMLY PRESSING INTO SILL JAM AND SHEATHING INTERSECTION, LEAVE NO GAPS BEHIND CORNER GUARD. HOLD IN PLACE AND FASTEN WITH (B) ROOFING NAILS OR SELF TAPPING FLATHEAD SCREWS. INSTALL FASTENERS THROUGH JAMB SIDES ONLY OF CORNER GUARDS (C) CUT EXCESS LENGTH OFF AT INTERIOR STUD FACE WITH SHARP UTILITY KNIFE.



3. USING WATERBLOCK WATERPROOFING FLASHING MEMBRANE, (A) PRE-CUT MEMBRANE TO LENGTH BY MEASURING DISTANCE BETWEEN CORNER GUARD JAMB RISERS AND SUBSTRATE NO MORE THAN 1/4 INCH. (B) ALIGN MEMBRANE FLUSH WITH INTERIOR STUD FACE. STARTING AT ONE END, PEEL RELEASE FILM BACK AND ADHERE ENTIRE LENGTH OF SILL AREA. (C) FOLD MINIMUM 2 INCHES OVER FLASHING MATERIAL AND CORNER GUARD FACES INSTALLED IN STEP 1 AND 2. (D) USING A J-ROLLER, APPLY PRESSURE AND ROLL ENTIRE SURFACE OF (WFM).



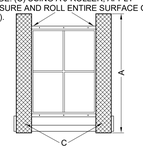
4. (A) SELECT OPTION (1 THRU 6) AS OUTLINE ON DIAGRAM, LEFT JAMB DETAIL. (B) PRE-CUT EITHER WATERBLOCK NAIL ON FLASHING (NOF) OR WATERPROOFING FLASHING MEMBRANE (WFM) BY MEASURING FROM BOTTOM OF SILL FLASHING TO HEAD OF WINDOW, THEN ADD 8-1/2" INCHES. (C) INSTALL BY NAILING OR STAPLING ALONG JAMB/SHEATHING EDGE PER DIAGRAM. (D) DO NOT ADHERE OR FASTEN ALONG BOTTOM EDGE. LEAVE LOOSE UNTIL WEATHER RESISTIVE BARRIER HAS BEEN INSTALLED AND SLIPPED UP UNDERNEATH THE FLASHING IN WEATHERBOARD FASHION.



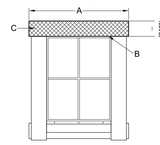
NOTE: WHEN INSTALLING (WFM) YOU MAY OPT TO ADHERE TO SUBSTRATE BY REMOVING RELEASE FILM DURING INSTALLATION. ALWAYS ROLL ENTIRE SURFACE OF MEMBRANE USING J-ROLLER (APPLY PRESSURE WHEN ROLLING). INSTALLATION TIP: FASTEN TOP FIRST FOR EASIER ALIGNMENT.

5. INSTALL INTEGRAL FLANGED WINDOW PER WINDOW MANUFACTURERS INSTRUCTIONS.

6. SELECT YOUR PREFERRED WIDTH OF WATERBLOCK (WFM), USUALLY DETERMINED BY THE AMOUNT OF SELF-SEALING WATERPROOFING PROTECTION YOU DESIRE. (A) PRE-CUT TO LENGTH SAME AS JAMB FLASHING INSTALLED IN STEP #4. PRIOR TO INSTALLATION, WIPE WINDOW FLANGE AND JAMB FLASHING WITH A CLEAN CLOTH TO TO ENSURE PROPER ADHESION. (B) STARTING AT ONE END, PEAL BACK RELEASE FILM ADHERING INTO PLACE STARTING FLUSH WITH THE TOP OF THE JAMB FLASHING AND WINDOW FRAME. FIRMLY PRESS INTO PLACE IN SINGLE DIRECTION TO PREVENT VOIDS AND COVER ENTIRE WINDOW NAILING FLANGE. (C) USING A J-ROLLER, APPLY PRESSURE AND ROLL ENTIRE SURFACE OF (WFM).

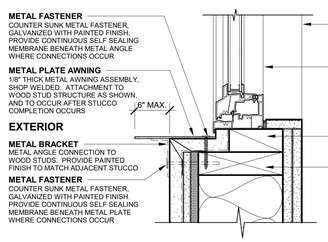


7. (A) PRE-CUT WATERBLOCK (WFM) TO A LENGTH BEYOND JAMB FLASHING. WIPE THE WINDOW HEAD FLANGE, JAMB FLASHING AND SHEATHING WITH A CLEAN CLOTH. PEAL OFF RELEASE FILM. (B) ALIGN FLUSH WITH WINDOW FRAME, PRESS FIRMLY INTO PLACE IN A SINGLE DIRECTION TO PREVENT VOIDS AND COVER ENTIRE HEAD FLANGE. (C) USING A J-ROLLER APPLY PRESSURE AND ROLL ENTIRE SURFACE OF (WFM).

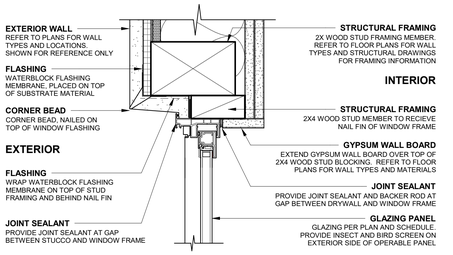


NOTE: WHEN ADHERING TO O.S.B. BOARD OR FIBERGLASS FACED GYPSUM SHEATHING WITHOUT PRIMER, ADDITIONAL FASTENERS MY BE USED ALONG TOP EDGE OF HEAD FLASHING.

5 WATERBLOCK FLASHING DETAIL
3" = 1'-0"



4B METAL WINDOW AWNING - SILL DETAIL 1
3" = 1'-0"



2B CASEMENT WINDOW - HEAD DETAIL
3" = 1'-0"

4A METAL WINDOW AWNING - JAMB DETAIL
3" = 1'-0"

2A CASEMENT WINDOW - JAMB / SILL
3" = 1'-0"

3B SLIDER WINDOW - HEAD DETAIL
3" = 1'-0"

3A SLIDER WINDOW - JAMB / SILL DETAIL
3" = 1'-0"

1B FIXED WINDOW - HEAD DETAIL
3" = 1'-0"

1A FIXED WINDOW - JAMB / SILL DETAIL
3" = 1'-0"

KEYNOTES

1. WINDOR 1550 SERIES (OR APPROVED EQUAL) [STC 32 / U-FACTOR 0.30 / SHCG 0.22]
2. PROVIDE CENTER MULLING PIECES PER WINDOW PLAN AND SCHEDULE. REFER TO MILGARD MANUFACTURER STANDARDS AND RECOMMENDATIONS
3. CASEMENT WINDOW TO HAVE LIMITER, RESTRICTING OPERABLE WIDTH TO LESS THAN 18" CLEAR. WINDOW ALSO SHALL BE CLEANED FROM THE INSIDE FOR EBM PURPOSES.

GENERAL NOTES:

1. ALL DETAIL SHOWN FOR REFERENCE / COORDINATION ONLY. REFER TO WINDOW MANUFACTURER STANDARDS AND RECOMMENDATIONS.
2. GENERAL CONTRACTOR SHALL PROVIDE NFRC LABELS FOR ALL WINDOWS FOR ON-SITE REVIEW
3. ALL WINDOWS SHALL RECEIVE WATERPROOFING AND FLASHING PER WATERBLOCK SYSTEM DETAILED IN 6/A6.01. GENERAL CONTRACTOR SHALL PROVIDE MOCK-UP FOR REVIEW DURING THE COURSE OF CONSTRUCTION
4. ALL EXPOSED METAL PLATE AWNINGS TO BE PAINTED W/ STRUCTURAL STEEL SHOP PRIMER.

SAFETY GLAZING NOTES

EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURERS DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN:

A. SWING DOORS
B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES
C. STORM DOORS
D. UNFRAMED SWINGING DOORS
E. DOORS AND ENCLOSURES FOR HOT TUBES, WHIRLPOOLS, SAUNAS, STEAM ROMS, BATHTUBS, AND SHOWERS.
F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
   i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2).
   ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR
   iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR
H. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
I. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
J. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   i. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
   ii. THE GLAZING IS WITHIN 60 UNCHES (1525 MM) OF A SWIMMING POOL OR SPA WATERS EDGE.
K. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
L. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION)

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PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - PROJECT SCHEDULES - WINDOWS

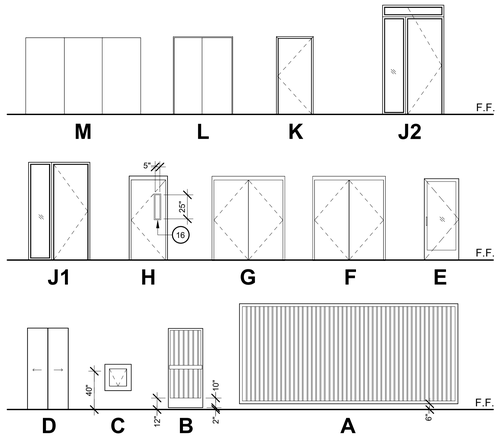
PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A6.01

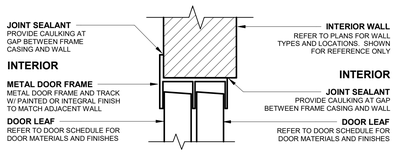
Scale: As indicated

10/22/25

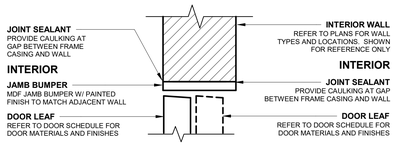


DOOR SCHEDULE

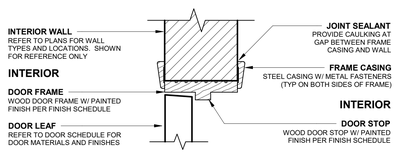
NO.	FIRE RATING	OPERATION	LOCATION	TYPE	HEAD HEIGHT	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FRAME HEAD	FRAME JAMB	FRAME THRESHOLD	HW SET	REMARKS
1A		MOTORIZED VERTICAL SWING GATE	PARKING GARAGE	A		19' - 0"	9' - 0"		METAL	PAINTED	METAL	PAINTED	2B/B-A6.21	2A/B-A6.21	2B/B-A6.21	HW-01	11, 13, 16
4A	90 MIN	ELEVATOR DOOR	PARKING GARAGE, EXTERIOR WALKWAYS	C	7' - 0"	3' - 6"	7' - 0"	0' - 4"	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>
5A	90 MIN	CHUTE	TRASH VESTIBULES	D	4' - 6"	1' - 6"	1' - 6"	0' - 1"	METAL	PAINTED	METAL	PAINTED	-	-	-	HW-04	12
6A	20 MIN	SINGLE-FLUSH STOREFRONT	COMMUNITY ROOM, LEASING OFFICE	E		<varies>	<varies>	0' - 1 3/4"	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>
7A	20 MIN	DOUBLE-FLUSH (EXTERIOR)	EXTERIOR WALKWAYS	F	7' - 0"	6' - 0"	7' - 0"	0' - 1 3/4"	METAL	PAINTED	METAL	PAINTED	4B/B-A6.11	4A/B-A6.11	1A/B-A6.11	HW-06	2, 7, 9
7B	90 MIN.	DOUBLE-FLUSH (INTERIOR)	TRASH ROOM	F	8' - 4"	7' - 0"	7' - 0"	0' - 1 3/4"	METAL	PAINTED	METAL	PAINTED	6B/B-A6.11	6A/B-A6.11	1C/B-A6.11	HW-06	3, 7, 9, 10, 11
7C	20 MIN	DOUBLE-FLUSH (INTERIOR)	SERVICE SPACES	F	<varies>	7' - 0"	7' - 0"	0' - 1 3/4"	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>
7D		DOUBLE-FLUSH (INTERIOR)	SERVICE SPACES	F	7' - 0"	6' - 0"	7' - 0"	0' - 1 3/4"	METAL	PAINTED	MTL, GLZ.	PAINTED	4B/B-A6.11	4A/B-A6.11	1C/B-A6.11	<varies>	3, 7, 9, 10
7E																	
8A	120 MIN.	HORIZONTAL EXIT - DBL FLUSH	EXTERIOR WALKWAYS	G	7' - 0"	6' - 0"	7' - 0"	0' - 1 3/4"	METAL	PAINTED	METAL	PAINTED	4B/B-A6.11	4A/B-A6.11	1A/B-A6.11	HW-07	4, 5 ,9, 10
9A	45 MIN.	SINGLE-FLUSH W/ VISION LITE (EXTERIOR)	TRASH VESTIBULES	H	7' - 0"	3' - 0"	7' - 0"	0' - 1 3/4"	METAL	PAINTED	MTL, FIRE GLZ.	PAINTED	4B/B-A6.11	4A/B-A6.11	1A/B-A6.11	HW-08	3, 7, 9, 10, 14
9B	-	SINGLE-FLUSH W/ VISION LITE (EXTERIOR)	LAUNDRY ROOM, SERVICE SPACES	H	7' - 0"	3' - 0"	7' - 0"	0' - 1 3/4"	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>
10A	20 MIN	SINGLE-FLUSH W/ SIDELITE	UNIT ENTRY	J	9' - 6"	3' - 0"	9' - 6"	0' - 1 3/4"	FIBERGLASS	PAINTED	MTL, FIRE GLZ.	PAINTED	5C/B-A6.11	5A/B-A6.11, 5B/B-A6.11	1A/B-A6.11	HW-10	1, 3, 9, 14, 15
10B	20 MIN	SINGLE-FLUSH W/ SIDELITE	UNIT ENTRY	J	9' - 6"	3' - 0"	9' - 6"	0' - 1 3/4"	FIBERGLASS	PAINTED	MTL, FIRE GLZ.	PAINTED	5C/B-A6.11	5A/B-A6.11, 5B/B-A6.11	1A/B-A6.11	HW-10	1, 3, 9, 14, 15
11A	-	SINGLE-FLUSH (INTERIOR)	UNIT INTERIOR, COMMON BATHROOMS	K	6' - 8"	3' - 0"	6' - 8"	0' - 1 3/4"	WOOD	PAINTED	WOOD	PAINTED	8B/B-A6.11	8A/B-A6.11	1B/B-A6.11	HW-11	2, 7
12A	-	DOUBLE SLIDING	UNIT INTERIOR (CLOSET)	L	6' - 8"	5' - 0"	6' - 8"	0' - 1 3/8"	WOOD	PAINTED	WOOD	PAINTED	9B/B-A6.11	9A/B-A6.11	1B/B-A6.11	HW-12	2, 7
12B	-	DOUBLE SLIDING	UNIT INTERIOR (CLOSET)	L	6' - 8"	3' - 0"	7' - 0"	0' - 1 3/8"	WOOD	PAINTED	WOOD	PAINTED	9B/B-A6.11	9A/B-A6.11	1B/B-A6.11	HW-12	2, 7
13A	-	MULTI-PASS SLIDING (TRI-PANEL)	UNIT INTERIOR (CLOSET)	M	6' - 8"	6' - 0"	6' - 8"	0' - 1 3/8"	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>
13B	-	MULTI-PASS SLIDING (TRI-PANEL)	UNIT INTERIOR (CLOSET)	M	6' - 8"	8' - 0"	6' - 8"	0' - 1 3/8"	WOOD	PAINTED	WOOD	PAINTED	9B/B-A6.11	9A/B-A6.11	1B/B-A6.11	HW-13	2, 7
13C	-	MULTI-PASS SLIDING (TRI-PANEL)	UNIT INTERIOR (CLOSET)	M	6' - 8"	10' - 0"	6' - 8"	0' - 1 3/8"	WOOD	PAINTED	WOOD	PAINTED	9B/B-A6.11	9A/B-A6.11	1B/B-A6.11	HW-13	2, 7



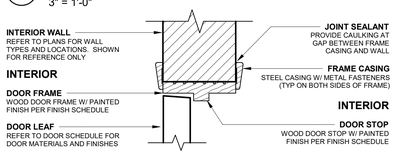
8B INTERIOR WOOD DOOR 2 - HEAD
3" = 1'-0"



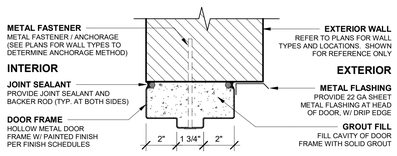
8A INTERIOR WOOD DOOR 2 - JAMB
3" = 1'-0"



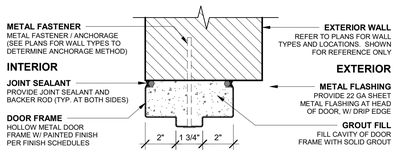
7B INTERIOR WOOD DOOR 1 - HEAD
3" = 1'-0"



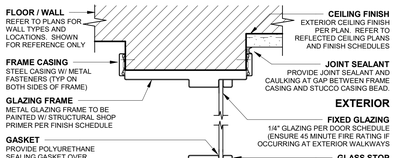
7A INTERIOR WOOD DOOR 1 - JAMB
3" = 1'-0"



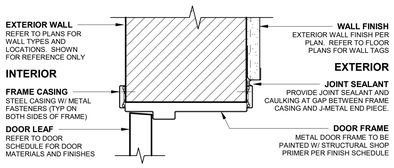
6B EXT. H.M. DOOR 1 - HEAD DETAIL
3" = 1'-0"



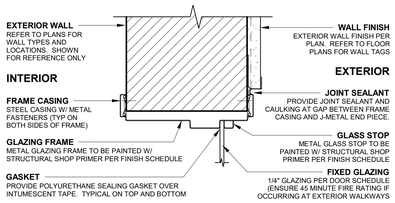
6A EXT. H.M. DOOR 1 - JAMB DETAIL
3" = 1'-0"



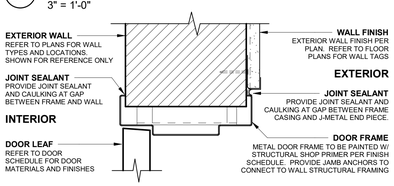
5C EXT. UNIT ENTRY DOOR - HEAD
3" = 1'-0"



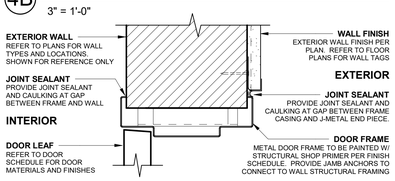
5B EXT. UNIT ENTRY DOOR - JAMB 1
3" = 1'-0"



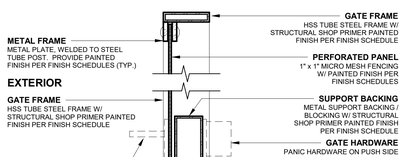
5A EXT. UNIT ENTRY DOOR - JAMB 2
3" = 1'-0"



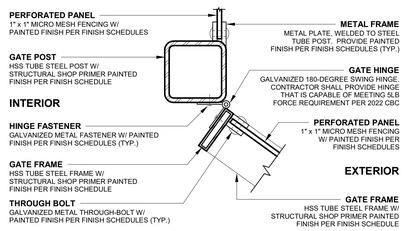
4B EXT. H.M. DOOR 2 - HEAD DETAIL
3" = 1'-0"



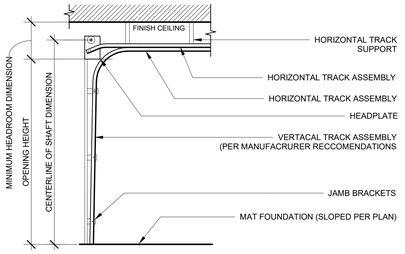
4A EXT. H.M. DOOR 2 - JAMB DETAIL
3" = 1'-0"



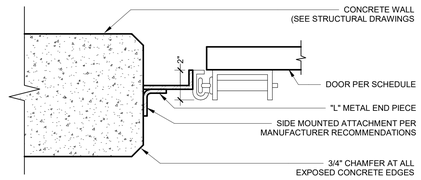
3B EXTERIOR GATE - THRESHOLD
3" = 1'-0"



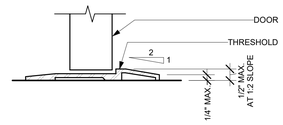
3A EXTERIOR GATE - JAMB DETAIL
3" = 1'-0"



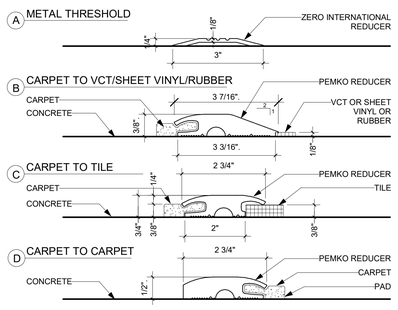
2B OVERHEAD DOOR - SECTION
1/2" = 1'-0"



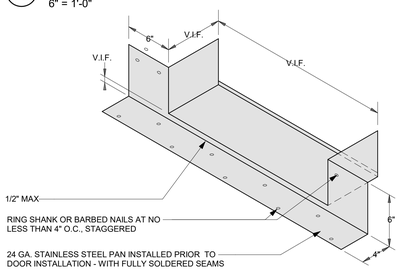
2A OVERHEAD DOOR - JAMB DETAIL
3" = 1'-0"

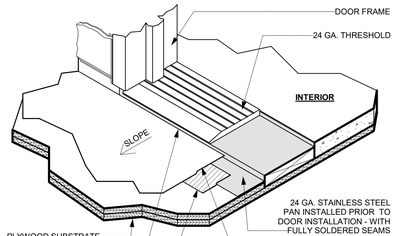


1C DOOR - TYPICAL THRESHOLD
3" = 1'-0"



1B THRESHOLD DETAILS - INT DOOR
6" = 1'-0"





1A THRESHOLD DETAIL - EXT DOOR
1 1/2" = 1'-0"

KEYNOTES

1. DOOR VIEWER TO BE PROVIDED @ ALL RESIDENTIAL UNIT ENTRY DOORS. PROVIDE ADDITIONAL VIEWER AT 43" A.F.F. FOR ALL MOBILITY FEATURE UNIT ENTRY DOORS
2. NO CLOSER
3. SELF-CLOSING DOOR W/ SURFACE DOOR CLOSER
4. FIRE-RATED DOOR SHALL BE SELF CLOSING OR AUTOMATICALLY CLOSING WHEN ACTIVATED BY FIRE ALARM SYSTEM. UNDER NORMAL OPERATION BOTH LEAVES TO BE HELD OPEN BY FLOOR / WALL MOUNTED MAGNETIC DOOR HOLDERS
5. DOUBLE DOOR PANELS SWING IN OPPOSITE DIRECTIONS.
6. PUSH-PULL PANIC / FIRE EXIT HARDWARE
7. LEVER HARDWARE
8. DEADBOLT
9. NON-REMOVABLE HINGE PINS
10. 10" KICKPLATE W/ SMOOTH, CONTINUOUS SURFACE
11. DOOR TO BE LOCATED WITHIN CONCRETE OPENING
12. PNEUMATICALLY ACTUATED TRASH CHUTE INTAKE DOOR, COMPLYING W/ SECTION 11B-309.4 (AMERICAN CHUTE - EASY WAVE INTERLOCK SYSTEM OR APPROVED EQUAL)
13. SIDE MOUNTED AUTOMATIC OPERATOR PER MANUFACTURER RECCOMENDATIONS
14. 45 MINUTE RATED FIRE GLAZING @ ALL VISION LITES (TYPICAL ALONG EXTERIOR EGRESS BALCONY)
15. MINIMUM 32 STC
16. PROVIDE ACCESS CONTROL SYSTEM TO ALLOW TENANTS ONLY TO OPERATE DOOR. REFER TO 7/H-A6.11.

DOOR HARDWARE NOTES:

1. REFER TO DOOR SCHEDULE FOR HARDWARE SET NUMBERS, WHICH CORRESPOND TO THOSE PROVIDED IN PROJECT SPECIFICATION SECTION 08 71 00 / PART 3.8
2. THE ENTRANCE DOOR TO RESIDENTIAL UNITS FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MIN. STC RATING OF 26. (LAMINATED 1 3/4" SOLID-CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 18 GAUGE INSULATED STEEL SLAB DOORS WITH COMPRESSION SEALS ALL AROUND, INCLUDING THRESHOLDS WILL MEET THIS REQUIREMENT). (1205A.2).

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - PROJECT SCHEDULES - DOORS

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

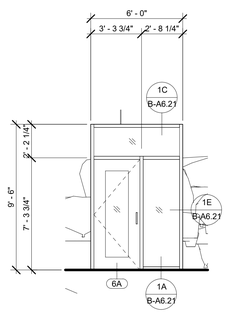
B-A6.11

Scale: As indicated

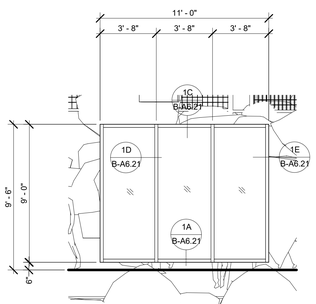
10/22/25

STOREFRONT SCHEDULE

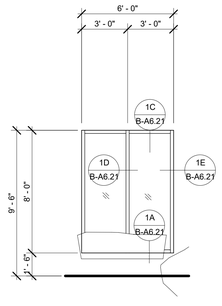
MARK	Fire Rating	ROOM NAME	STOREFRONT			FRAME								KEYNOTES
			LENGTH	HEIGHT	GLAZING	FRAME MATERIAL	FRAME FINISH	HEAD	JAMB	SILL	VERT MUL	HORZ MUL	ELEVATION REF.	
102-A	-	MANAGER UNIT 102	6' - 0"	9' - 6"	DOUBLE GLAZING	ALUMINUM	ANODIZED, DARK BRONZE	1C/A6.21	1E/A6.21	1A/A6.21	1D/A6.21	1B/A6.21	6A/A6.21	1, 2, 3
111-A	-	LEASING OFFICE 111	5' - 8"	9' - 6"	DOUBLE GLAZING	ALUMINUM	ANODIZED, DARK BRONZE	1C/A6.21	1E/A6.21	1A/A6.21	1D/A6.21	1B/A6.21	5A/A6.21	1, 2, 3
111-B	-	LEASING OFFICE 111	6' - 0"	8' - 0"	DOUBLE GLAZING	ALUMINUM	ANODIZED, DARK BRONZE	1C/A6.21	1E/A6.21	1A/A6.21	1D/A6.21	1B/A6.21	5B/A6.21	1, 2, 3
111-C	-	LEASING OFFICE 111	11' - 0"	9' - 0"	DOUBLE GLAZING	ALUMINUM	ANODIZED, DARK BRONZE	1C/A6.21	1E/A6.21	1A/A6.21	1D/A6.21	1B/A6.21	5C/A6.21	1, 2, 3
112-A	-	COMMUNITY ROOM 112	12' - 6"	10' - 6"	DOUBLE GLAZING	ALUMINUM	ANODIZED, DARK BRONZE	1C/A6.21	1E/A6.21	1A/A6.21	1D/A6.21	1B/A6.21	4A/A6.21	1, 2, 3
112-B	-	COMMUNITY ROOM 112	16' - 0"	10' - 6"	DOUBLE GLAZING	ALUMINUM	ANODIZED, DARK BRONZE	1C/A6.21	1E/A6.21	1A/A6.21	1D/A6.21	1B/A6.21	4B/A6.21	1, 2, 3
113-A	-	LAUNDRY ROOM 113	33' - 6 1/2"	1' - 1"	DOUBLE GLAZING	ALUMINUM	ANODIZED, DARK BRONZE	1C/A6.21	1E/A6.21	1A/A6.21	1D/A6.21	1B/A6.21	7A/A6.21	1, 2, 3



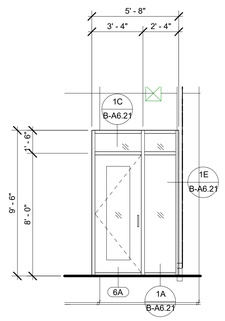
6A 102-A - ELEVATION
1/4" = 1'-0"



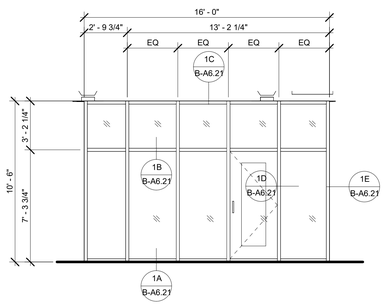
5C 111-C - ELEVATION
1/4" = 1'-0"



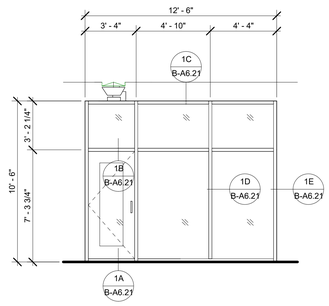
5B 111-B - ELEVATION
1/4" = 1'-0"



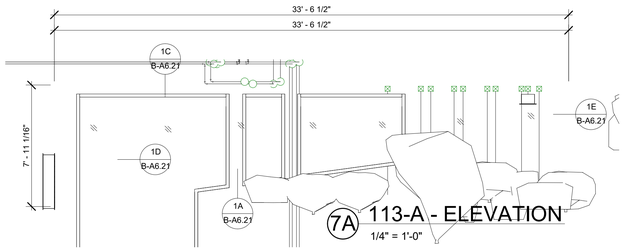
5A 111-A - ELEVATION
1/4" = 1'-0"



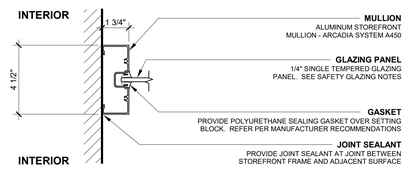
4B 112-B - ELEVATION
1/4" = 1'-0"



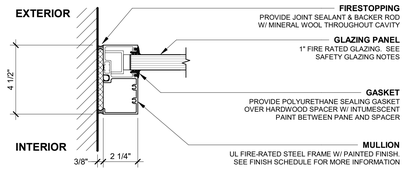
4A 112-A - ELEVATION
1/4" = 1'-0"



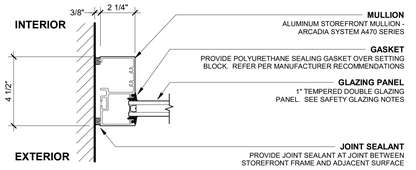
7A 113-A - ELEVATION
1/4" = 1'-0"



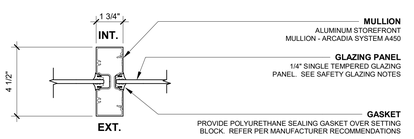
3E STOREFRONT JAMB - INTERIOR
3" = 1'-0"
A450 SERIES - CENTER GLAZING



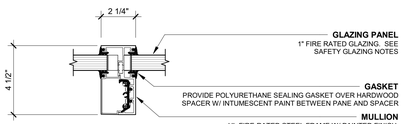
2E STOREFRONT JAMB - FR RATED
3" = 1'-0"
TGP FIREFRAMES - 60 TO 120 MIN.



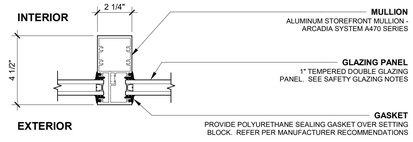
1E STOREFRONT JAMB - EXTERIOR
3" = 1'-0"
TC470 SERIES - OFFSET GLAZING



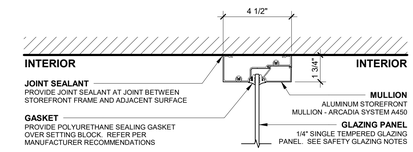
3D STOREFRONT VERT. - INTERIOR
3" = 1'-0"
A450 SERIES - CENTER GLAZING



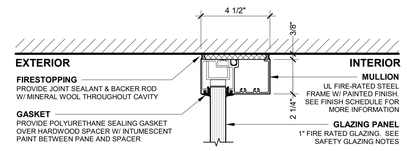
2D STOREFRONT VERT - FR RATED
3" = 1'-0"
TGP FIREFRAMES - 60 TO 120 MIN.



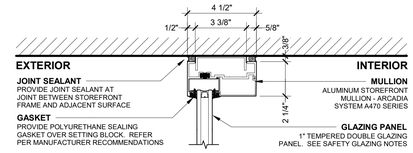
1D STOREFRONT VERT. - EXTERIOR
3" = 1'-0"
TC470 SERIES - OFFSET GLAZING



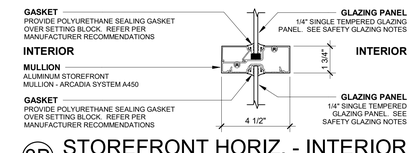
3C STOREFRONT HEAD - INTERIOR
3" = 1'-0"
A450 SERIES - CENTER GLAZING



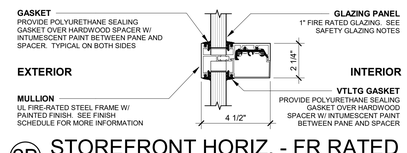
2C STOREFRONT HEAD - FR RATED
3" = 1'-0"
TGP FIREFRAMES - 60 TO 120 MIN.



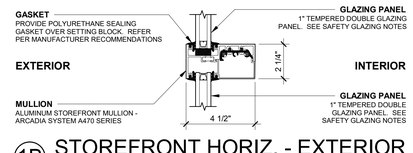
1C STOREFRONT HEAD - EXTERIOR
3" = 1'-0"
TC470 SERIES - OFFSET GLAZING



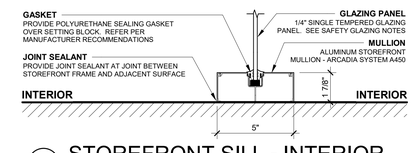
3B STOREFRONT HORIZ. - INTERIOR
3" = 1'-0"
A450 SERIES - CENTER GLAZING



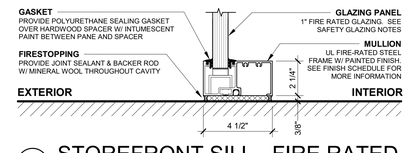
2B STOREFRONT HORIZ. - FR RATED
3" = 1'-0"
TGP FIREFRAMES - 60 TO 120 MIN.



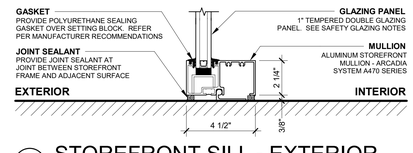
1B STOREFRONT HORIZ. - EXTERIOR
3" = 1'-0"
TC470 SERIES - OFFSET GLAZING



3A STOREFRONT SILL - INTERIOR
3" = 1'-0"
A450 SERIES - CENTER GLAZING



2A STOREFRONT SILL - FIRE RATED
3" = 1'-0"
TGP FIREFRAMES - 60 TO 120 MIN.



1A STOREFRONT SILL - EXTERIOR
3" = 1'-0"
TC470 SERIES - OFFSET GLAZING

KEYNOTES

1. EXTERIOR STOREFRONT (TC470 SERIES - OFFSET GLAZING)
2. TEMPERED GLAZING
3. STC 40 / U-FACTOR 0.50 / SHCG 0.28]

GENERAL NOTES:

1. ALL DETAIL SHOWN FOR REFERENCE / COORDINATION ONLY. REFER TO STOREFRONT MANUFACTURER STANDARDS AND RECOMMENDATIONS.
2. GENERAL CONTRACTOR SHALL PROVIDE CMAST VALUES FOR ALL STOREFRONT GLAZING FOR ON-SITE REVIEW

SAFETY GLAZING NOTES

EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURERS DESIGNATION SPECIFIYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN:

A. SWING DOORS
B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES
C. STORM DOORS
D. UNFRAMED SWINGING DOORS
E. DOORS AND ENCLOSURES FOR HOT TUBES, WHIRLPOOLS, SAUNAS. STEAM ROMS, BATHTUBS, AND SHOWERS.
F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
   i. EXPOSED AREA OF AN INDIVUDAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2).
   ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR
   iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR
H. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
I. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS
J. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   i. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
   ii. THE GLAZING IS WITHIN 60 UNCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE
K. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
L. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION)

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NOT FOR CONSTRUCTION

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600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:
584 1/2 N. Larchmont Blvd.
Los Angeles, CA 90004

DRAWING TITLE:
BUILDING B - PROJECT SCHEDULES - STOREFRONT

PLAN CHECK SUBMISSION #1

Date	02/17/2026
Drawn by	Author
Checked by	Checker

B-A6.21

Scale: As indicated

10/22/25

FINISH SCHEDULE - NON-RESIDENTIAL SPACES - BELOW GRADE

ROOM NO.	ROOM NAME	LOCATION	CEILING FINISH	WALL FINISH	FLOOR FINISH	BASE FINISH	KEYNOTES

FINISH SCHEDULE - EXTERIOR CORRIDOR UTILITY SPACES / CLOSETS (TYP.)

ROOM NO.	ROOM NAME	LOCATION	CEILING FINISH	WALL FINISH	FLOOR FINISH	BASE FINISH	KEYNOTES
PER PLAN	IDF CLOSETS	EXTERIOR WALKWAYS	PAINTED G.W.B.	PAINTED G.W.B.	VCT TILE	N/A	3
PER PLAN	MAINTENANCE ROOMS	EXTERIOR WALKWAYS	PAINTED G.W.B.	PAINTED G.W.B.	VCT TILE	N/A	3
PER PLAN	JANITORIAL ROOMS	EXTERIOR WALKWAYS	PAINTED G.W.B.	PAINTED G.W.B.	VCT TILE	N/A	3

FINISH SCHEDULE - RESIDENTIAL UNITS (TYP.)

ROOM NO.	ROOM NAME	LOCATION	CEILING FINISH	WALL FINISH	FLOOR FINISH	BASE FINISH	KEYNOTES
PER PLAN	LIVING / KITCHEN / DINING	UNIT INTERIOR	PAINTED G.W.B.	PAINTED G.W.B.	VINYL PLANK	WOOD	1, 4
PER PLAN	BEDROOM (MASTER, SINGLE)	UNIT INTERIOR	PAINTED G.W.B.	PAINTED G.W.B.	VINYL PLANK	WOOD	1, 4
PER PLAN	BATHROOM (MASTER, SINGLE)	UNIT INTERIOR	PAINTED G.W.B.	PAINTED G.W.B.	VINYL PLANK	VINYL	1, 4
PER PLAN	CLOSETS (BEDROOMS, TYP.)	UNIT INTERIOR	PAINTED G.W.B.	PAINTED G.W.B.	VINYL PLANK	WOOD	1, 4
PER PLAN	LINEN CLOSETS	UNIT INTERIOR	PAINTED G.W.B.	PAINTED G.W.B.	VINYL PLANK	WOOD	1, 4
PER PLAN	STORAGE CLOSETS	UNIT INTERIOR	PAINTED G.W.B.	PAINTED G.W.B.	VINYL PLANK	WOOD	1, 4
PER PLAN	PANTRY	UNIT INTERIOR	PAINTED G.W.B.	PAINTED G.W.B.	VINYL PLANK	WOOD	1, 4

INTERIOR MATERIAL NOTES:

1. PROVIDE ACOUSTIMAT SUB FLOORING AT ALL INTERIOR ROOMS WITH WOOD FLOOR STRUCTURE.
2. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 802 OF THE BUILDING CODE AND PER THE FOLLOWING SCHEDULE:

OCCUPANCY	EXIT ENCL/PASSAGEWAY	CORRIDORS	ROOMS/ENCL SPACES
A3	CLASS B	CLASS B	CLASS C
R2	CLASS C	CLASS C	CLASS C
S	CLASS B	CLASS C	CLASS C

EXTERIOR FINISHES SCHEDULE

NAME / ITEM	MATERIAL / COLOR / STYLE	REMARKS	KEYNOTES
EXTERIOR STAIR - LANDING / RISERS	STRUCTURAL EXPOSED CONCRETE	3 COATS OF PAINT	2
EXTERIOR STAIR - RAILINGS / FRAME	SHOP PRIMER / EXT. PAINT - *DUNN EDWARDS*	3 COATS OF PAINT	2
INTERIOR STAIR - LANDING / RISERS	PERFORATED METAL / EXT. PAINT - *DUNN EDWARDS*	3 COATS OF PAINT	-
INTERIOR STAIR - RAILINGS / FRAME	STRUCTURAL EXPOSED CONCRETE	3 COATS OF PAINT	-
METAL AWNINGS	SHOP PRIMER / EXT. PAINT - *DUNN EDWARDS*	3 COATS OF PAINT	-
CMU PLANTERS	BURNISHED BLOCK @ EXTERIOR FACE	DARK GRAY	2
SIDE YARD CONCRETE WALKS	CAST-IN PLACE CONCRETE	GRAY COLOR	-
COURTYARD FLOORS	SOLACHROME TOPPING SLAB (SEE SPECIFICATIONS)	SEE LANDSCAPE PLANS + COLOR KEY PLAN	-
EXTERIOR WALKWAY CEILINGS AND FASCIA	PORTLAND CEMENT PLASTER / STUCCO, PAINTED FINISH	SEE COLOR ELEVATIONS	-
EXTERIOR WALKWAY FLOORS	ELASTOMERIC DECK COATING W/ "CLASS A" FLAME SPREAD RATING.	SEE COLOR KEY PLANS	-
EXTERIOR WALKWAY RAILING	SHOP PRIMER / EXT. PAINT - *DUNN EDWARDS*	3 COATS OF PAINT	-
SHADED PATIO	PORTLAND CEMENT PLASTER / STUCCO, PAINTED FINISH	SEE COLOR ELEVATIONS	

KEYNOTES

A. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (2022 CBC 1204.1)

B. PROVIDE STAIRWAY ILLUMINATION OF MINIMUM 1 FOOTCANDLE AT TREAD RUNS (2022 CBC 1204.4)

C. MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE 2509.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840 AND THE MANUFACTURER'S RECOMMENDATIONS. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840 (CBC 2509.2)

D. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE (2022 CBC 1202.2.2)

E. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE, OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4" (2022 CBC 1202.2.2)

F. NONABSORBENT FINISH AT INTERIOR FLOORS AND WALLS WITHIN MIN. 2' OF AND PERPENDICULAR TO NEW EXTERIOR ENTRIES OPEN TO FOOT TRAFFIC.

INTERIOR PAINTING SHEEN NOTES

G. EGGSHELL FINISH AT ALL INTERIOR WALLS U.N.O (SEE BELOW)

H. FLAT FINISH AT ALL INTERIOR CEILINGS U.N.O. (SEE BELOW)

J. SEMI-GLOSS FINISH AT ALL INTERIOR KITCHEN WALLS, BATHROOM WALLS, AND BATHROOM CEILINGS

EXTERIOR PAINTING SHEEN NOTES

K. GLOSSY FINISH AT ALL EXTERIOR METAL ELEMENTS

L. SEMI-GLOSS FINISH AT ALL EXTERIOR STUCCO (WHERE NOTED)

M. SEMI-GLOSS FINISH AT ALL EXTERIOR DOORS

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DRAWING TITLE:
BUILDING B - PROJECT SCHEDULES - MATERIALS AND FINISHES

PLAN CHECK SUBMISSION #1

Date 02/17/2026
Drawn by Author
Checked by Checker

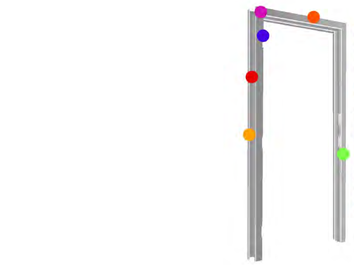
B-A6.31

Scale

10/22/25

DOOR COMPONENTS
Kooltuga, Sealy & Sunko

3 Sided Frames



Features

- Face weld
- 16-gauge A60 galvannealed steel standard
- 7-gauge hinge reinforcements standard
- 12-gauge for closers standard
- Rust-inhibitive prime coat ANSI/SDI 250.10-1998
- Any manufacturer's hinge locations
- Any manufacturer's strike prep location
- Anchors to meet all wall construction
- Any width and height
- Any jamb depth
- Available in KD Drywall or Masonry

Material Options

- 14-gauge and 12-gauge steel
- Available in Stainless Steel

Feature Options

- Continuous weld
- Up to 3 hour fire label
- Hospital stop

Hardware Reinforcements

- Optional prep to accept all manufacturers' hardware requirements

EAGLE
MFG. CO., DIVISION OF MASONITE CORP.

ARCHITECTURAL WOOD DOORS

Our Architectural Wood Doors include:

- **Flush** wood doors can be matched with any veneer. Wood Veneer is a natural material that produces unique pieces with different patterns and colors within the same tree. It comes in various species such as Cherry, Red Oak, White Maple, White Birch, etc.

Our complete line of doors offer high quality design and standard colors which meet the industry's standards. Custom designs and colors are also available for your exact needs and specifications.

All standard color options and the vast majority of custom color formulations are GREENGUARD and GREENGUARD Gold Certified and meet or exceed AWI and WDMA Finishing Requirements for Architectural Grade Wood Doors.

Due to variations in natural wood, the density, texture, grain patterns, and color tones may vary.

Custom Door Options:

- **High Pressure Plastic Laminated (P-LAM)** doors are ideal for high-traffic commercial applications. They are available in a full range of options varying from colors, patterns, to wood grains which can achieve consistency in appearance from door to door. Plastic laminate is more durable and easier to clean than wood veneer. It also resists heat and scratches in a variety of environments.
- **Stile & Rail Panel** doors are suitable for any opening, panel configuration, or wood species. These vertical and horizontal pieces are bonded together to make up the outer edge of the door. It allows us to craft any style of door with high levels of craftsmanship and quality to our clients.
- **Profiled** doors we produce as an alternative to match the appearance of Stile & Rail Panel doors. Each door is individually carved using high quality routing machines with precision and design flexibility.
- **Barn** doors are commonly used as sliding doors which usually require oversized door panels. They are available in different styles that can accommodate small and oversized entries.

EAGLE
MFG. CO., DIVISION OF MASONITE CORP.

Flush Wood Doors

Flush Wood Doors or Flat Surface Doors consist of multiple components such as the core, stiles, rails, and then covered with seamless face veneers. Optional crossbanding can also be used depending on the door construction.

UL LISTED Intertek

Specifications:

- 5-Ply Construction
- In-stock veneers available for immediate shipment
- Custom veneers also available with factory lead time
- Matching hardwood edges
- Face veneer 1/42" minimum thickness
- WDMA/AWS Custom Grade as standard
- **Intertek & UL Listed; Meets Positive-Pressure fire ratings: 20, 45, 60, and 90-minutes**
- Exceeds 1,000,000 cycle slam test, in accordance with WDMA TM-7
- UV-cured factory finish to meet WDMA TR-8 and AWS System 9
- Available with Optional Anti-Microbial coating mainly for clinic and hospital use
- Lifetime Warranty (on PBC and Mineral Core only)

- Core - The innermost section of the door which determines its durability and performance. Our core types include: **Extra Heavy Duty Particleboard, Mineral, and Hollow Core**

Consult factory for other core type availability

- Stiles and Rails - are the vertical and horizontal pieces that are bonded around the core that makes up the door assembly.
- Face - The outermost layer of a wood door construction which can be: **Wood Veneer, High Pressure Plastic Laminate (P-LAM), or Medium Density Overlay (MDO).**

EAGLE
MFG. CO., DIVISION OF MASONITE CORP.

Wood Door Specifications

Extra Heavy Duty Particleboard Core Construction, 20-Minute Fire Rated

Particleboard Core is made from ground wood chips that are bonded together with adhesive. It is the least expensive core option that offers a seamless surface for veneer faces. It is available with 20-Minute fire rating.

Specifications:	5-Ply Construction
Lay-Up Method:	Bonded
Thickness:	1 ¾" and 1 ¾"
Stile & Rails:	2" Stile on both sides, 2" Top & Bottom Rails on 30/68, 30/70, 36/70, 40/70 doors 2" Stile on both sides, 6" Top & Bottom Rails on 30/80, 30/90, 40/80 doors
Core:	36 - 38 lb Extra Heavy Duty PBC, ANSI A208.1 Grade LD-2
Machining:	To specification
Fire Rating:	Intertek & UL Listed, Positive Pressure Tested, 20-Minute Rated (1 ¾" only)
Faces:	All-Hardwood Veneer species Raw & Pre-Finished, ⅛" minimum veneer thickness; Primed Medium Density Overlay (MDO)
Crossband:	⅛" High Density Fiberboard (HDF)
Adhesive:	Type-1 Puk (Water-Based)
Lites frame:	Lites available with glazing; UL Listed 6" Minimum around all edges
Louvers:	Up to 24" x 24"; Louver(s) allowed in doors with lite openings, exit devices or smoke control doors
Neutral Pressure:	Singles and Pairs require a Category "S" Edge Seal
Positive Pressure:	Singles and Pairs require a Category "B" SG Fire Intumescent / Smoke Seal
Acoustical Rating:	38 STC Operable
Warranty:	Lifetime Warranty
Applications:	For Architecture Use
Standards:	Meets or exceeds industry standards of WDMA I.S.1-A, WI Section 12, ANSI Section 1300 Custom Grade (AA Grade Faces), AWI Section 1200 Premium Grade (AA Grade Faces). All 20 Minute doors have been tested in conformance to the following standards: ASTM E-152, CSFM 43-7, UL10C, NFPA-252, UBC-7-2-97, UL-10C

UL LISTED Intertek

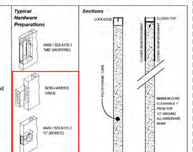
DKS STEEL DOOR & FRAME SYSTEMS, INC.

18-Gauge Standard Doors 1800 Series

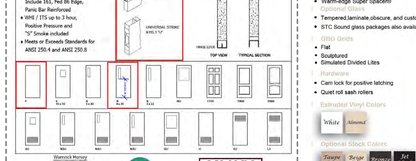
Standard Features

- 18-Gauge Cold Rolled or Galvanized Steel
- Seamless Filled Edges
- Full Body Polystyrene Core
- Non- Handed Design
- 12-Gauge Closer Reinforcement
- 7-Gauge Hinge Reinforcement-Reversible
- 16-Gauge Flush Top Cap - Galvanized Standard / Heavy Duty
- 16-Gauge Inverted Bottom Cap - Galvanized
- Prime Painted Grey Two Part Epoxy Factory Applied, Baked On
- Standard Lock Preparations Include 161, Red 86 Bolge, Panic Bar Reinforced
- WHI / ITS up to 3 hour, Positive Pressure Up To 90 minutes
- "S" Smoke included
- Meets or Exceeds Standards for ANSI 250.4 and ANSI 250.8

Typical Hardware Preparations



Sections



Optional Stock Colors

Tuxedo Black | Beige Sand Finish | Bronze Clear Finish | Jet Black Enamel

Optional

3750 Black Interior and Exterior Specialty Laminate | Jet Enamel

DKS Steel Door & Frame Systems, Inc.
2700 Gateway Avenue, Centennial, CO 80305 • Tel: (303) 690-1750 • Fax: (303) 999-0043 • E-mail: sales@dksdoors.com • Website: www.dksdoors.com

DKS STEEL DOOR & FRAME SYSTEMS, INC.

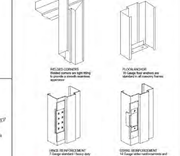
16-Gauge Masonry Frames 4000 / 4500 Series

Standard Features

- 16-Gauge Cold Rolled or Galvanized Steel
- Unequal Rabbet / 2-inch Face
- 4-inch Throat Heads Available
- 5/8-inch Stop Height
- Exact Fit Mitered Corners
- 7-Gauge Hinge Reinforcement with Standard / Heavy Duty Adjustment
- 4-in-138" Universal Strike Preparation
- Floor Anchor Included
- 9/32-inch Silencer Preparation
- Wall Anchors for; Masonry, Wood Stud and Metal Stud Walls, Loose or Welded In.
- 4"- 13" Jamb Depth
- 20 Minute to 3 Hour Fire Label

Typical Hardware Preparations

Features



Accessories

DKS Steel Door & Frame Systems, Inc.
2700 Gateway Avenue, Centennial, CO 80305 • Tel: (303) 690-1750 • Fax: (303) 999-0043 • E-mail: sales@dksdoors.com • Website: www.dksdoors.com

1550 Window Series

1550 Sliding and Hung Windows

Features and Benefits

- Welded vinyl main frame with the option of a 1" or a 1 3/8" nailing flange also available in a retro-fit flange
- Fin pile weather seal on the welded sash
- Contemporary welded vinyl sash, with internal aluminum reinforcement in both sash and interlock

Sizes and Shapes

- New construction and replacement
- Specialty Shapes; circles, radius, trapezoid, and eyebrows
- The ability to have stacked windows in a single main frame without a mull bar; so's and xos's over picture windows and single hung windows over picture windows

Standard Glass Package

- Certified™ double strength LoE 366® / clear glass with argon
- Warm-edge Super Spacer®

Optional Glass

- Tempered,laminate,obscure, and custom glass is available
- STC Sound glass packages also available

Glass Grids

- Flat
- Sculptured
- Simulated Divided Lites

Hardware

- Cam lock for positive latching
- Quiet roll sash rollers

Extruded Vinyl Colors

White | Almond

Optional Stock Colors

Tuxedo Black | Beige Sand Finish | Bronze Clear Finish | Jet Black Enamel

Optional

3750 Black Interior and Exterior Specialty Laminate | Jet Enamel

WINDOR Quality Window & Door Systems

Horizontal Section View

1550 Series Sliding Window

Win-Dor's 1550 series comes standard with welded uPVC frame and has a depth of 3 ½". Nail-fin comes in a standard vinyl 1" and 1 ⅜"setback.

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DATE: July 16, 2019

LaHabra

(SBMF) Santa Barbara Mission Finish

PACKAGING:
55 lb (40.1 kg) net weight in a multi-wall bag.

- Storage: Store off ground and protect from rain and moisture.
- Shelf Life: Reference Parex USA Expiration Date of Products Technical Bulletin.

SURFACE PREPARATION:

- The surface of the plaster "brown coat" must be sufficiently set to determine the texture, color and final result of the finish.
- After application, of the brown coat rod, darby or trowel it to produce the specified level.
- Next, hand float the base to eliminate "dick spots" and open the surface to enable a good mechanical bond for the finish coat.

Standard Glass Package

- Certified™ double strength LoE 366® / clear glass with argon
- Warm-edge Super Spacer®

Optional Glass

- Tempered,laminate,obscure, and custom glass is available
- STC Sound glass packages also available

Glass Grids

- Flat
- Sculptured
- Simulated Divided Lites

Hardware

- Cam lock for positive latching
- Quiet roll sash rollers

Extruded Vinyl Colors

White | Almond

Optional Stock Colors

Tuxedo Black | Beige Sand Finish | Bronze Clear Finish | Jet Black Enamel

Optional

3750 Black Interior and Exterior Specialty Laminate | Jet Enamel

LaHabra

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- After application, of the brown coat rod, darby or trowel it to produce the specified level.
- Next, hand float the base to eliminate "dick spots" and open the surface to enable a good mechanical bond for the finish coat. For application over any surface other than a portland cement brown coat, contact Technical Support for proper preparation.

MIXING

Read the entire label before using this product.

Using a mechanical plaster mixer, mix one 90 lb. bag of LaHabra® Paint Grade Stucco Texture Finish with approximately two gallons of cool, clean potable water until it is smooth and free of lumps.

approximately 5 to 10 minutes in order to allow the material to start to hydrate. This allows the material to start its initial set. Re-engage the mixing blades for approximately 5 minutes, adjusting the water and mixing only long enough to achieve the desired consistency. The material is now ready to be removed from the mixer and applied to the wall. (Please see Application section.)

- For additional batches of the same material, thin the remaining mixture with water, then repeat adding the color packs and mixing as described. Wash out mixer completely to change colors.

LaHabra Santa Barbara Mission Finish is a field material installed at approximately 1/8" thick. It is not for use as a stucco base material.

Note: All LaHabra cementitise finish products should be mechanically mixed for a minimum of 20 minutes after the last bag of stucco has been added to fully disperse the color.

APPLICATION:

- Color coat shall be approximately 1/8" thick.
- Apply application over a portland cement plaster brown coat. Prior to application of SBMF stucco finish, the portland cement base coat shall be dampened with clean water to control and equalize suction. Allow surface water to dissipate prior to the application of the Stucco Finish.
- Trowel or float apply an even coat completely covering the base coat and sponge float the surface with circular motions to the desired or approved finish level, using a little water as possible.

Traditional Smooth Santa Barbara Mission Finish

Allow the application to set although prior to drying out, trowel the surface to the desired or approved finish level using as little water as possible.

30/30 Float Finish

Before the second coat has set, use a float to bring the aggregate to the surface to achieve the desired finish.

- During periods of hot or dry weather conditions, a light spray (mist) of clean water is recommended for the stucco finish. LaHabra® Paint Grade Stucco Texture Finish will normally dry and set the same day.
- Allow the finish to dry cure 7-10 days and check to ensure pH levels have fallen to 9 or less prior painting.
- If painting stucco, follow paint manufacturers instructions for required curing time for the stucco prior to painting.

LEGAL NOTES

- **KEEP CONTAINER TIGHTLY CLOSED**
- **KEEP OUT OF REACH OF CHILDREN**
- **NOT FOR INTERNAL CONSUMPTION**

Prior to each use of any product of Sika Corporation, its subsidiaries or affiliates ("Sika"), the user must always read and follow the warnings and instructions on the product's most current product label, Product Data Sheet and Safety Data Sheet which are available at Sika's website www.sikaconstruction.com or by calling Sika Department at 1-800-933-7452. Nothing contained in any Sika literature or materials relieves the user of the obligation to read and follow the warnings and instructions for each SIKA product as set forth in the current product label, Product Data Sheet and Safety Data Sheet prior to use of the SIKA product.

SIKA warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within the product's shelf life. User determines suitability of product for intended use and assumes all risks. User's and/or buyer's sole remedy shall be limited to the purchase price or replacement of this product. **SIKA MAKES NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY (INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SIKA SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES. SIKA SHALL NOT BE RESPONSIBLE FOR THE USE OF THIS PRODUCT IN A MANNER TO INFRINGE ON PATENTS OR OTHER INTELLECTUAL PROPERTY RIGHTS HELD BY OTHERS.**

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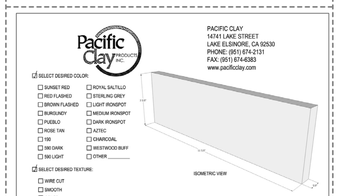

BRICK UNIT NOMENCLATURE	DIMENSIONS (W x H x L)	TYPE	UNITS PER SQ. FT. (3/8" JOINT)	STOCK AVAILABILITY	WEIGHT
UTILITY THIN BRICK	5.05" x 3-5/8" x 11-5/8"	FLAT	3.0	SPECIAL ORDER	2.6 LBS

NOTES:
1. PACIFIC CLAY THIN BRICK MEET OR EXCEED THE REQUIREMENTS OF SPECIFICATION ASTM-C1088
2. PACIFIC CLAYS COLORS ARE PRODUCED FROM NATURAL CLAYS - COLOR RANGES ARE INHERENT IN THE PRODUCT AND SHOULD BE SAMPLED ACCORDINGLY.
3. INDIVIDUAL BRICKS MAY VARY IN DIMENSION AND WEIGHT WHILE MAINTAINING ACCORDANCE WITH ASTM SPECIFICATIONS.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. COLOR REPRESENTATIONS CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
6. DO NOT SCALE DRAWING.
7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 5182-010

THIN BRICK
ELITE SERIES: UTILITY BRICK

5182-010 REVISION DATE: 10/18/2012

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www.CADdetails.com

PRODUCT DATA SHEET
LaHabra® Paint Grade Stucco Texture Finish
16/20 aggregate, textured, durable, paint grade stucco finish

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PRODUCT INFORMATION

Composition	Portland cement and hydrated lime, aggregates	
Packaging	Size 90 lb. bag	Item Number 841197
Color	Natural Gray	
Shelf life	1½ months	
Storage conditions	Store off ground and protect from sun and moisture.	

APPLICATION INFORMATION

Mixing ratio	7 gallons of cool, clean potable water per 90 lb. bag
Coverage	Approximate coverage per 90lb. bag: • Float finish: 135 - 180ft² • Light Spanish Texture: 90 - 135ft²
	Coverage will vary depending on substrate, finishes and texture of the application.
Ambient air temperature	40°F or higher during application, but not exceeding 170°F
Substrate temperature	40°F or higher during application, but not exceeding 170°F
Drying time	Typically, within the same day as application
Setting time	Typically, within the same day as application

DESCRIPTION

LaHabra® Paint Grade Stucco Texture Finish is a durable and lasting, exterior stucco finish for use over portland cement "brown coats". This product comes in the standard 16/20 aggregate texture.

USES

- Over portland cement brown coats
- As an exterior gray, textured stucco finish coat for portland cement plaster

CHARACTERISTICS / ADVANTAGES

- Paint grade - paintable with cement coatings once finish dries
- Durable_lasting

BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, tests, field conditions, application methods, actual written conditions and curing conditions.

LIMITATIONS

- Use only on surfaces that are sound, clean, dry, unpainted, and free from any residue that might affect the ability of this product to bond to the surface.
- Ambient and surface temperature must be 40°F (4°C) or higher during application. Protect from freezing for at least 24 hours after application is complete. Do not apply when temperatures are expected to exceed 120°F (49°C) during and 24 hours after application.
- Before applying product, a sample should be applied and allowed to cure for color and texture approval.
- Protect adjacent surfaces from overspray and dropplings, drips or spills. They should be removed immediately with water or soap and water to prevent the possibility of permanent staining.

ENVIRONMENTAL, HEALTH AND SAFETY

For further information and advice regarding transportation, handling, storage and disposal of chemical products, user should refer to the actual Safety Data Sheets containing physical, environmental, toxicological and other safety related data. User must read the current actual Safety Data Sheets before using any product in the course of an emergency, call 618.MITREL.4 or 1 800.424.9300, International 703.527.3887.

APPLICATION INSTRUCTIONS

SURFACE PREPARATION

The surface of the plaster "brown coat" base partially determines the texture and final result of the finish. Use only on surfaces that are sound, clean, dry, unpainted, and free from any residue that might affect the ability of this product to bond to the surface.

First, rod, darby or trowel the base to produce the specified level. Next, hand float the brown coat to eliminate "dick spots," and open the surface to enable a good mechanical bond for the finish coat. For application over any surface other than a portland cement brown coat, contact Technical Support for proper preparation.

MIXING

Read the entire label before using this product.

Using a mechanical plaster mixer, mix one 90 lb. bag of LaHabra® Paint Grade Stucco Texture Finish with approximately two gallons of cool, clean potable water until it is smooth and free of lumps.

Thin the mixture with water and then add the remaining bags of stucco finish (adjusting water as necessary). Allow material to mix at a somewhat stiff consistency, and then disengage the mixing blades for approximately 5 to 10 minutes in order to allow the material to start to hydrate. This allows the material to start its initial set. Re-engage the mixing blades for approximately 5 minutes, adjusting the water and mixing only long enough to achieve the desired consistency. The material is now ready to be removed from the mixer and applied to the wall. (Please see Application section.)

- For additional batches of the same material, thin the remaining mixture with water, then repeat adding the color packs and mixing as described. Wash out mixer completely to change colors.

LaHabra Santa Barbara Mission Finish is a finish coat material installed at approximately 1/8" thick. It is not for use as a stucco base material.

Note: All LaHabra cementitise finish products should be mechanically mixed for a minimum of 20 minutes after the last bag of stucco has been added to fully disperse the color.

APPLICATION:

- Color coat shall be approximately 1/8" thick.
- Apply application over a portland cement plaster brown coat. Prior to application of SBMF stucco finish, the portland cement base coat shall be dampened with clean water to control and equalize suction. Allow surface water to dissipate prior to the application of the Stucco Finish.
- Trowel or float apply an even coat completely covering the base coat and sponge float the surface with circular motions to the desired or approved finish level, using a little water as possible.

Traditional Smooth Santa Barbara Mission Finish

Allow the application to set although prior to drying out, trowel the surface to the desired or approved finish level using as little water as possible.

30/30 Float Finish

Before the second coat has set, use a float to bring the aggregate to the surface to achieve the desired finish.

- During periods of hot or dry weather conditions, a light spray (mist) of clean water is recommended over the stucco finish. LaHabra® Paint Grade Stucco Texture Finish will normally dry and set the same day. Allow 28 days for curing.

PRODUCT DATA SHEET
LaHabra® Paint Grade Stucco Texture Finish
16/20 aggregate, textured, durable, paint grade stucco finish

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DESCRIPTION
USES
CHARACTERISTICS / ADVANTAGES
PRODUCT INFORMATION
APPLICATION INFORMATION
BASIS OF PRODUCT DATA
LIMITATIONS
ENVIRONMENTAL, HEALTH AND SAFETY
APPLICATION INSTRUCTIONS
SURFACE PREPARATION
MIXING
APPLICATION:
Traditional Smooth Santa Barbara Mission Finish
30/30 Float Finish

Thin the mixture with water and then add the remaining bags of stucco finish (adjusting water as necessary). Allow material to mix at a somewhat stiff consistency, and then disengage the mixing blades for approximately 5 to 10 minutes in order to allow the material to start to hydrate. This allows the material to start its initial set. Re-engage the mixing blades for approximately 5 minutes, adjusting the water and mixing only long enough to achieve the desired consistency, and then disengage the mixing blades for approximately 5 to 10 minutes in order to temper the material. Doing this allows the material to start its initial set. Re-engage the mixing blades for approximately 5 minutes, adjusting the water and mixing only long enough to achieve the desired consistency. The material is now ready to be removed from the mixer and applied to the wall. (Please see Application section.)

- For additional batches of the same material, thin the remaining mixture with water, then repeat adding the color packs and mixing as described. Wash out mixer completely to change colors.

LaHabra Santa Barbara Mission Finish is a finish coat material installed at approximately 1/8" thick. It is not for use as a stucco base material.

Note: All LaHabra cementitise finish products should be mechanically mixed for a minimum of 20 minutes after the last bag of stucco has been added to fully disperse the color.

APPLICATION:

- Color coat shall be approximately 1/8" thick.
- Apply application over a portland cement plaster brown coat. Prior to application of SBMF stucco finish, the portland cement base coat shall be dampened with clean water to control and equalize suction. Allow surface water to dissipate prior to the application of the Stucco Finish.
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Traditional Smooth Santa Barbara Mission Finish

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PRODUCT DATA SHEET
LaHabra® Paint Grade Stucco Texture Finish
16/20 aggregate, textured, durable, paint grade stucco finish

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Trowel.

Note: LaHabra® Paint Grade Stucco Texture Finish is not designed for use as a smooth trowel finish.

CURING TREATMENT

- During periods of hot or dry weather conditions, a light spray (mist) of clean water is recommended over the stucco finish. LaHabra® Paint Grade Stucco Texture Finish will normally dry and set the same day.
- Allow the finish to dry cure 7-10days and check to ensure pH levels have fallen to 9 or less prior painting.
- If painting stucco, follow paint manufacturers instructions for required curing time for the stucco prior to painting.

LEGAL NOTES

- **KEEP CONTAINER TIGHTLY CLOSED**
- **KEEP OUT OF REACH OF CHILDREN**
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SIKA warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within the product's shelf life. User determines suitability of product for intended use and assumes all risks. User's and/or buyer's sole remedy shall be limited to the purchase price or replacement of this product. **SIKA MAKES NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY (INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SIKA SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES. SIKA SHALL NOT BE RESPONSIBLE FOR THE USE OF THIS PRODUCT IN A MANNER TO INFRINGE ON PATENTS OR OTHER INTELLECTUAL PROPERTY RIGHTS HELD BY OTHERS.**

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PRODUCT DATA SHEET
LaHabra® Paint Grade Stucco Texture Finish
16/20 aggregate, textured, durable, paint grade stucco finish

4 / 4

GAF EverGuard® TPO Membrane
45, 60, 80

Durable. Efficient. Proven.

GAF Fibrex thermoplastic polyolefin (TPO). Our EverGuard® TPO membrane is engineered for long-term performance and flexibility. It's just one of the reasons we've sold more than a billion square feet of roofing membrane. Fibrex delivers UV, chemical, and heat-resistance properties. It's inherently fungal resistant* and tackles without using plasticizers. Available in nominal and reinforced thicknesses.

Competitive pricing and a 20-plus-year history of success make GAF one of the most reputable names in the commercial roofing industry and specialized training for roofing & flight videos and CARE crews add to GAF's unmatched technical support.

Installation:

EverGuard® TPO is suitable for all types of roof decks, including:

- Mechanically Attached — fix a stucco membrane within the system that can be installed practically year-round.
- Induction Welded — can be applied without using adhesives and installed practically year round. Qualifies for Low-Slope warranty length up on adhered systems.
- Adhered — can be installed with EverGuard® TPO Quick Spray EverGuard® TPO Quick Spray SVSG, EverGuard® TPO Low VOC Bonding Adhesive, EverGuard® TPO 2 Square Bonding Adhesive, or EverGuard® TPO SBA 120 Bonding Adhesive, or EverGuard® 181 Bonding Adhesive for the smoothest appearance.

Features:

EverGuard® TPO offers the following:

- Endures 2 to 2.5 times the industry standard, depending on thickness (ASTM D6878 weather-resistance test).
- Offers guarantees for eligible systems up to 30 years, 35 years, 40 years, or 50 years (Limited 50-Year).
- Available in 12' rolls to cover more area with fewer rolls and seams.
- Allows for hand-welded seams that provide greater seam strength to topsoil and other materials.
- Creates a highly reflective and emissive roof that can help reduce air conditioning costs and urban heat island effect (white, energy star and energy gray only).

TPO Field Studies
As a relatively new roof technology, TPO performance was proven mostly in lab studies. So when real-world TPO systems began showing premature failures, GAF introduced reinforced EverGuard® TPO membranes across the United States. We found A-to-Z® TPO roofs to be performing well and in most instances exceeding the industry's ASTM D4434 requirements for new membranes. Download the study from GAF.com.

Help keep the membrane clean during installation

Protective Walkway Rolls — Walkway rolls are heat-welded to the membrane to help protect it from foot traffic during installation. **Blocking Film** — A nonstick/non-yellowing film that's designed to be left on during installation. Its nonstick surface helps keep it from adhering to the membrane. This film is designed to be left on during installation, at the roof and to be removed after installation is completed or up to 90 days after installation. Both walkway rolls and optional "With Manufacturer-Applied Temporary Dirt-Blocking Film" includes this feature.

Accessories:

EverGuard® TPO pretransformed accessories deliver consistent performance, ease of application, and problems often associated with field fabrication. They can also boost productivity while reducing labor.

- Cracked Spreadfly® and Metacyclo® Drain — Helps prevent clogging from debris and ponding water.
- Corner Curb Wrap — Also simulates base to face 30°, 45°, and 60° angles.
- Reinforced Split Pipe Boot — Three standard sizes accommodate most penetrations.
- Prefinished Hard Boot — Accurate molding and durable finish ensure a perfect match to 7" (178 mm) and 12" (305 mm) pipes.
- Sculpted — Used widely for the sculpted to-the-deck pipe penetrations.
- Split Flexible Socket Flashing — Can be used when a new pipe(s) is ready and wrap penetrations with new systems.
- T-Joint Cover Patches — Conforming size for all T-joints. Also available in 6- and 12-inch square patches.
- TPO Cover Tape — Self-adhered TPO used for irregular TPO shapes and repairs.
- Universal Corner — Accommodates both 90° and 135° corners. Reduces the number of field welds required.
- Vent — For use in vulcanizing one-step mechanically attached roofs.
- Walkway Roll — Prefinished, directly to the TPO membrane, walkway roll is ideal for walkways in grey and white.

* Tests ASTM D21, G21, and extended and guidelines to roof membrane manufacturers specifying a mild fungicide product. Exterior, per roll or lesser information or warranty and limitations for more information.

** Applies to EverGuard® TPO 45 mil, 60 mil, and 80 mil membranes. Limited warranty. Subject to limitations. Refer to EverGuard® TPO roofing

ROSEMEAD FAMILY APARTMENTS

DESIGN REVIEW

MARCH 9, 2026

SHEET INDEX

DWG. NO.	DRAWING TITLE	SCALE	DESIGN REVIEW 03.09.2026
A-L0.00	TITLE SHEET	NTS	●
A-L0.20	SITE REFERENCE PLANS	1" = 20'-0"	●
A-L	BUILDING A LANDSCAPE		
A-L2.03	BUILDING A.2 - CONSTRUCTION PLAN - LEVEL 2	1/8" = 1'-0"	●
A-L2.04	BUILDING A.1 - CONSTRUCTION PLAN - LEVEL 3	1/8" = 1'-0"	●
A-L3.00	BUILDING A - PLANTING LEGEND AND PALETTE	NTS	●
A-L3.03	BUILDING A.2 - PLANTING PLAN - LEVEL 2	1/8" = 1'-0"	●
A-L3.04	BUILDING A.1 - PLANTING PLAN - LEVEL 3	1/8" = 1'-0"	●
A-L4.03	BUILDING A.2 - LIGHTING PLAN - LEVEL 2	1/8" = 1'-0"	●
A-L4.04	BUILDING A.1 - LIGHTING PLAN - LEVEL 3	1/8" = 1'-0"	●
B-L	BUILDING B LANDSCAPE		
B-L2.02	BUILDING B - CONSTRUCTION PLAN - LEVEL 1	1/8" = 1'-0"	●
B-L2.05	BUILDING B - CONSTRUCTION PLAN - LEVEL 5	1/8" = 1'-0"	●
B-L3.00	BUILDING B - PLANTING LEGEND AND PALETTE	NTS	●
B-L3.02	BUILDING B - PLANTING PLAN - LEVEL 1	1/8" = 1'-0"	●
B-L3.05	BUILDING B - PLANTING PLAN - LEVEL 5	1/8" = 1'-0"	●
B-L4.02	BUILDING B - LIGHTING PLAN - LEVEL 1	1/8" = 1'-0"	●
B-L4.05	BUILDING B - LIGHTING PLAN - LEVEL 5	1/8" = 1'-0"	●

FSY ARCHITECTS
2902 KNOX AVE., 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

[place]
(pakshong landscape and architectural collaborative)
8590 national blvd
culver city ca 90232
310 450 8100

DRAWING TITLE:
TITLE SHEET

CONSOLIDATED DESIGN REVIEW

Date 03/09/2026
Drawn by
Checked by

A-L0.00

Scale As Noted

02/13/26

1 SITE REFERENCE PLN

SCALE: 1" = 20'-0"

N

PLANTING AREA (EXCLUDES EX. HILLSIDE VEGETATION TO REMAIN)

BUILDING A		BUILDING B	
LEVEL 2:	5680 SF	LEVEL 1:	6000 SF
LEVEL 3:	4700 SF	LEVEL 5:	715 SF
TOTAL:	10,380 SF	TOTAL:	6715 SF

FSY ARCHITECTS
2902 KNOX AVE., 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

[place]
(pakshong landscape and architectural collaborative)
8590 national blvd
culver city ca 90232
310 450 8100

LICENSED ARCHITECT
JOHN PAUL FISCHER
No. C27425
REN. 02-28-27
STATE OF CALIFORNIA

DRAWING TITLE:
LANDSCAPE REFERENCE PLANS

CONSOLIDATED DESIGN REVIEW

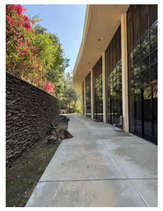
Date 03/09/2026
Drawn by
Checked by

A-L0.20

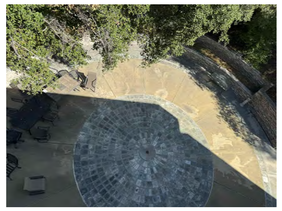
Scale As Noted

02/13/26

EX. CONC. DRIVEWAY



EX. CONC. @ BACK PATIO

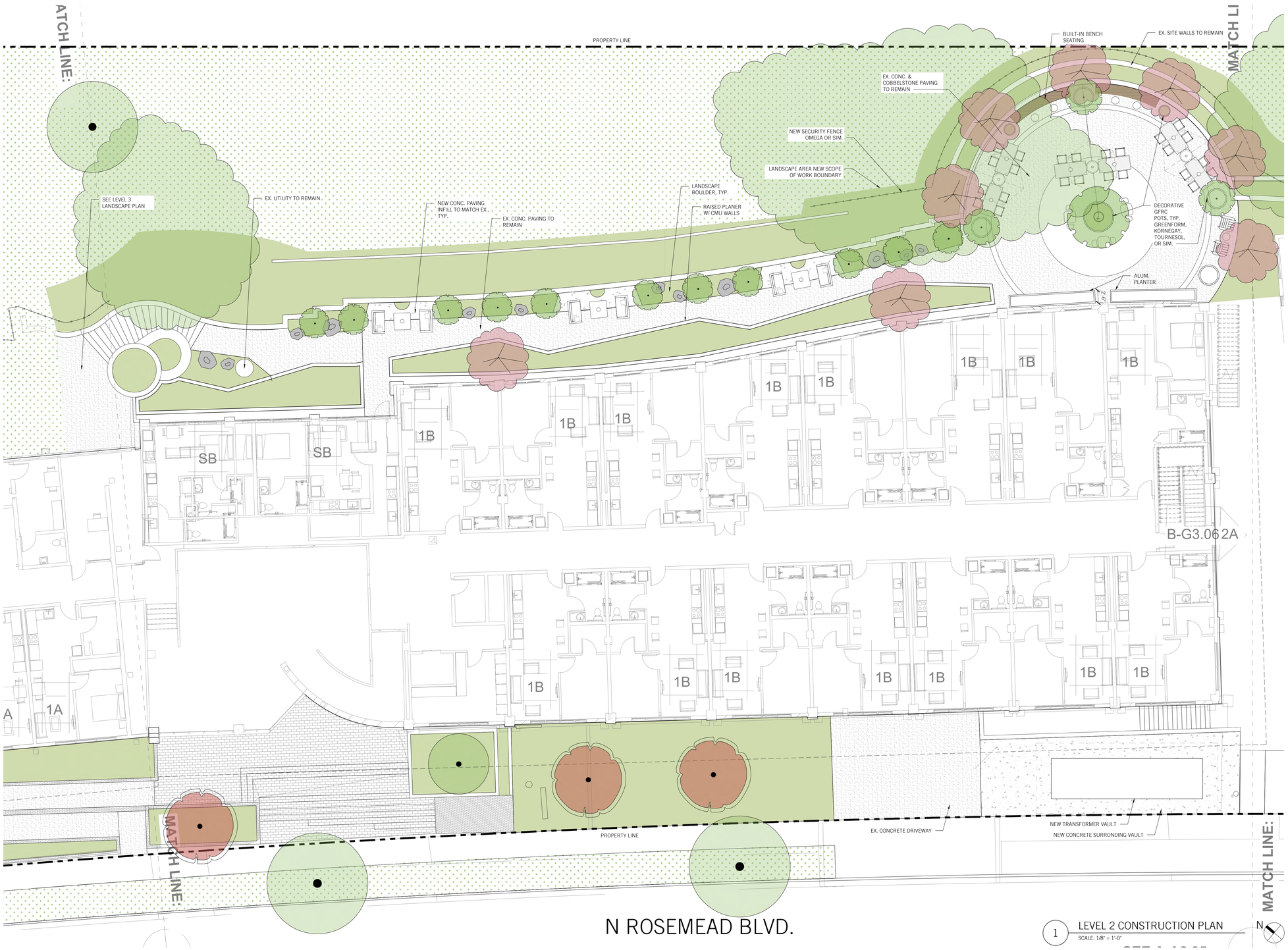


EX.PAVING AT BACK PATIO

OMEGA FENCE

BUILT-IN BENCH

GFRC PLANTER



1 LEVEL 2 CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

FSY ARCHITECTS
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LOS ANGELES, CA 90039
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NOT FOR CONSTRUCTION

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600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

[place]
(pakshong landscape and architectural collaborative)
8590 national blvd
culver city ca 90232
310 450 8100

REGISTERED LANDSCAPE ARCHITECT
CALIFORNIA
PAUL AKSHONG
No. 6065
REN 02-28-27
STATE OF CALIFORNIA

DRAWING TITLE:
BUILDING A.2
CONSTRUCTION PLAN
LEVEL 2
CONSOLIDATED DESIGN REVIEW

Date 03/09/2026
Drawn by
Checked by

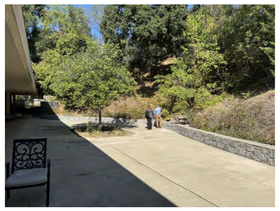
A-L2.03

Scale As Noted

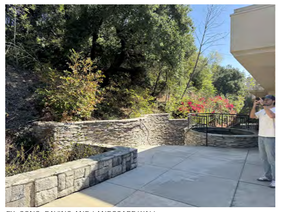
02/13/26

OMEGA FENCE

EX. BRICK STEPS AND LANDSCAPE WALL



EX. CONC. PAVING AND LANDSCAPE WALL



EX. CONC. PAVING AND LANDSCAPE WALL

1 LEVEL 3 CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

N

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600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

[place]
(pakshong landscape and architectural collaborative)
8590 national blvd
culver city ca 90232
310 450 8100

REGISTERED ARCHITECT
STEVEN PAK SHONG
No C27025
REN. 02-28-27
STATE OF CALIFORNIA

DRAWING TITLE:
BUILDING A.1
CONSTRUCTION PLAN
LEVEL 3
CONSOLIDATED DESIGN REVIEW

Date 03/09/2026
Drawn by
Checked by

A-L2.04

Scale As Noted

02/13/26

LEVEL TWO PLANTING

Arbutus 'Marina'
Marina Strawberry Tree

Arbutus unedo 'Compacta'
Dwarf Strawberry Tree

Cercis occidentalis
Western Redbud

Citrus
Citrus Variety

Platanus racemosa
California Sycamore

Arctostaphylos manzanita 'Dr. Hurd'
Dr. Hurd Manzanita

Baccharis pilularis ssp. consanguinea
Coyote Bush

Ceanothus 'Concha'
Concha Ceanothus

Ceanothus 'Ray Hartman'
Ray Hartman Ceanothus

Dendromecon harfordii
Island Bush Poppy

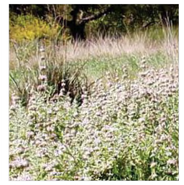
Encelia californica
California Bush Sunflower

Eriogonum grande var. rubescens
San Miguel Island Buckwheat

Heteromeles Arbutifolia
Toyon - Clipped Hedge

Prunus ilicifolia ssp. lyonii
Catalina Cherry

Rosa californica
California Rose


Salvia leucophylla 'Point Sal Spreader'
Purple Sage

Solanum xanti 'Mountain Pride'
Purple Nightshade

Trichostema 'Midnight Magic'
Midnight Magic Blue Curls

Verbena lilacina 'De La Mina'
De La Mina Verbena

Baccharis pilularis 'Pigeon Point'
Dwarf Coyote Brush

Clematis lasiantha
Chaparral Clematis

Ficus pumila
Creeping Fig

Rubus ursinus
California Blackberry

Salvia sonomensis 'Mrs. Beard'
Mrs. Beard Creeping Sage

Salvia 'Dara's Choice'
Dara's Choice Sage

Arctostaphylos mazanita 'John Dourley'
John Dourley Manzanita

LEVEL THREE PLANTING

Arbutus 'Marina'
Marina Strawberry Tree

Arbutus unedo 'Compacta'
Dwarf Strawberry Tree

Cercis occidentalis
Western Redbud

Platanus racemosa
California Sycamore

Arctostaphylos manzanita 'Dr. Hurd'
Dr. Hurd Manzanita

Baccharis pilularis ssp. consanguinea
Coyote Bush

Ceanothus 'Concha'
Concha Ceanothus

Ceanothus 'Ray Hartman'
Ray Hartman Ceanothus

Dendromecon harfordii
Island Bush Poppy

Encelia californica
California Bush Sunflower

Eriogonum grande var. rubescens
San Miguel Island Buckwheat

Prunus ilicifolia ssp. lyonii
Catalina Cherry

Rosa californica
California Rose

Salvia leucophylla 'Point Sal Spreader'
Purple Sage

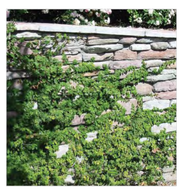
Solanum xanti 'Mountain Pride'
Purple Nightshade

Trichostema 'Midnight Magic'
Midnight Magic Blue Curls

Verbena lilacina 'De La Mina'
De La Mina Verbena

Baccharis pilularis 'Pigeon Point'
Dwarf Coyote Brush

Clematis lasiantha
Chaparral Clematis


Ficus pumila
Creeping Fig

Rubus ursinus
California Blackberry

Salvia sonomensis 'Mrs. Beard'
Mrs. Beard Creeping Sage

Salvia 'Dara's Choice'
Dara's Choice Sage

Lomandra arctic frost
Variegated Dwarf Mat Rush

LEVEL THREE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	PLANT SIZE	SPACING	EXPOSURE	WUCOLS
TREES								
	Existing Tree	-	-	-	-	-	-	-
	Existing Protected Tree	-	-	-	-	-	-	-
	Arbutus 'Marina'	Marina Strawberry Tree	24" Box	0	40-50' H x 25-40' W	PER PLAN	Sun	Mod
	Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Manzanita	15 Gal.	1	12-16' H x 10-15' W	PER PLAN	Sun or Shade	Low
	Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus	15 Gal.	2	12-20' H x 10-20' W	15'	Sun	Low
	Cercis occidentalis	Western Redbud	24" Box	0	12-20' H x 10-15' W	PER PLAN	Sun or Shade	Low
	Citrus	Citrus Variety - Container	24" Box	1	-	PER PLAN	Sun	Mod
	Platanus racemosa	California Sycamore	48" Box	0	40-60' H x 40-50' W	PER PLAN	Sun	Mod
SHRUBS								
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	15 Gal.	5	6-8' H x 5-6' W	PER PLAN	Sun/Part Shade	Low
	Baccharis pilularis ssp. consanguinea	Coyote Brush	5 Gal.	-	6' H x 8' W	7'	Sun	Low
	Ceanothus 'Concha'	Concha Ceanothus	15 Gal.	3	6-8' H x 6-12' W	10'	Sun	Low
	Dendromecon harfordii	Island Bush Poppy	15 Gal.	1	6-10' H x 6-12' W	9'	Sun	Low
	Encelia californica	California Bush Sunflower	5 Gal.	37	3-4' H x 4-5' W	4.5'	Sun	Low
	Eriogonum grande var. rubescens	San Miguel Island Buckwheat	5 Gal.	35	1-2' H x 2-3' W	2.5'	Sun	Low
	Heteromeles arbutifolra	Toyon - Clipped Hedge	15 Gal.	12	15-20' H x 10-15' W	CLPD HEDGE PER PLAN	Sun	VLow
	Prunus ilicifolia ssp. lyonii	Catalina Cherry	15 Gal.	-	15-25' H x 10-15' W	12'	Sun or Shade	Low
	Rosa californica	California Rose	5 Gal.	31	4-8' H x Spreading	4'	Sun or Shade	Low
	Salvia leucophylla 'Point Sal Spreader'	Purple Sage	5 Gal.	9	2-3' H x 8-10' W	9'	Sun	Low
	Solanum xanti 'Mountain Pride'	Purple Nightshade	5 Gal.	-	1-3' H x 2-3' W	2.5'	PS/Shade (Oaks)	Low
	Trichostema 'Midnight Magic'	Midnight Magic Blue Curls	5 Gal.	6	3-5' H x 3-5' W	4.5'	Sun	Low
	Verbena lilacina 'De La Mina'	Cedros Island Verbena	5 Gal.	12	1-2' H x 3-4' W	3.5'	Part Shade	Low
	Westringia fruticosa 'Gray box'	Dwarf Coast Rosemary	5 Gal.	12	2-3'H x 4-5'W	5'	Sun or Shade	Low
GRASSES & GRASS-LIKE								
	Lomandra longifolia 'Arctic Frost'	Arctic Frost Mat Rush	5 Gal.	12	2-3'H x 2-4'W	4'	Sun or Shade	Low
GROUNDCOVER & VINES								
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	5 Gal.	35	1-2' H x 8-10' W	PER PLAN	Sun	Low
	Berberis aquifolum var. repens	Creeping Barberry	5 Gal.	61	2-3' H x Spreading	2.5'	Sun or Shade	Low
	Clematis lasiantha	Chaparral Clematis	5 Gal.	27	Vine up to 15' H	PER PLAN	Sun or Shade	Low
	Ficus pumila	Creeping Fig	5 Gal.	-	Climbing x Spreading	PER PLAN	Sun or Shade	Mod
	Rubus ursinus	California Blackberry	5 Gal.	10	2-6' H x 6' W	4'	Sun or Shade	Mod
	Salvia sonomensis 'Mrs. Beard'	Mrs. Beard Creeping Sage	5 Gal.	16	1-2' H x 6-8'W	7'	Part Shade	Low
	Salvia 'Dara's Choice'	Dara's Choice Sage	5 Gal.	18	1-2' H - 3-6'W	5'	Sun/Part Shade	Low

LEVEL TWO PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	PLANT SIZE	SPACING	EXPOSURE	WUCOLS
TREES								
	Existing Tree	-	-	-	-	-	-	-
	Existing Protected Tree	-	-	-	-	-	-	-
	Arbutus 'Marina'	Marina Strawberry Tree	24" Box	4	40-50' H x 25-40' W	PER PLAN	Sun	Mod
	Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Manzanita	15 Gal.	3	12-16' H x 10-15' W	PER PLAN	Sun or Shade	Low
	Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus	15 Gal.	-	12-20' H x 10-20' W	15'	Sun	Low
	Cercis occidentalis	Western Redbud	24" Box	8	12-20' H x 10-15' W	PER PLAN	Sun or Shade	Low
	Platanus racemosa	California Sycamore	48" Box	-	40-60' H x 40-50' W	PER PLAN	Sun	Mod
SHRUBS								
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	15 Gal.	11	6-8' H x 5-6' W	PER PLAN	Sun/Part Shade	Low
	Arctostaphylos 'John Dourley'	Mazanita	5 gal.	10	1-3'H x 4-6'W		Sun	
	Baccharis pilularis ssp. consanguinea	Coyote Brush	5 Gal.	-	6' H x 8' W	8'	Sun	Low
	Ceanothus 'Concha'	Concha Ceanothus	15 Gal.	-	6-8' H x 6-12' W	10'	Sun	Low
	Dendromecon harfordii	Island Bush Poppy	15 Gal.	2	6-10' H x 6-12' W	9'	Sun	Low
	Encelia californica	California Bush Sunflower	5 Gal.	-	3-4' H x 4-5' W	4.5'	Sun	Low
	Eriogonum grande var. rubescens	San Miguel Island Buckwheat	5 Gal.	17	1-2' H x 2-3' W	2.5'	Sun	Low
	Prunus ilicifolia ssp. lyonii	Catalina Cherry	15 Gal.	-	15-25' H x 10-15' W	12'	Sun or Shade	Low
	Rosa californica	California Rose	5 Gal.	92	4-8' H x Spreading	4'	Sun or Shade	Low
	Salvia leucophylla 'Point Sal Spreader'	Purple Sage	5 Gal.	1	2-3' H x 8-10' W	9'	Sun	Low
	Solanum xanti 'Mountain Pride'	Purple Nightshade	5 Gal.	18	1-3' H x 2-3' W	2.5'	PS/Shade (Oaks)	Low
	Trichostema 'Midnight Magic'	Midnight Magic Blue Curls	5 Gal.	5	3-5' H x 3-5' W	4.5'	Sun	Low
	Verbena lilacina 'De La Mina'	Cedros Island Verbena	5 Gal.	75	1-2' H x 3-4' W	3.5'	Part Shade	Low
GROUNDCOVER & VINES								
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	5 Gal.	66	1-2' H x 8-10' W	PER PLAN	Sun	Low
	Clematis lasiantha	Chaparral Clematis	5 Gal.	53	Vine up to 15' H	PER PLAN	Sun or Shade	Low
	Ficus pumila	Creeping Fig	5 Gal.	5	Climbing x Spreading	PER PLAN	Sun or Shade	Mod
	Rubus ursinus	California Blackberry	5 Gal.	-	2-6' H x 6' W	4'	Sun or Shade	Mod
	Salvia sonomensis 'Mrs. Beard'	Mrs. Beard Creeping Sage	5 Gal.	32	1-2' H x 6-8'W	5'	Part Shade	Low
	Salvia 'Dara's Choice'	Dara's Choice Sage	5 Gal.	47	1-2' H - 3-6'W	4'	Sun/Part Shade	Low

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600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

[place]
(pakshong landscape and architectural collaborative)
8590 national blvd
culver city ca 90232
310 450 8100

REGISTERED ARCHITECT
JOHN DOURLEY
No C27025
REN. 02-28-27
STATE OF CALIFORNIA

DRAWING TITLE:
BUILDING A
PLANTING LEGEND AND PALETTE

CONSOLIDATED DESIGN REVIEW

Date 03/09/2026
Drawn by
Checked by

A-L3.00

Scale As Noted

02/13/26

1 LEVEL 2 PLANTING PLAN
SCALE: 1/8" = 1'-0"

LEVEL TWO PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Existing Tree	-
	Existing Protected Tree	-
	Arbutus 'Marina'	Marina Strawberry Tree
	Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Manzanita
	Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus
	Cercis occidentalis	Western Redbud
	Platanus racemosa	California Sycamore
SHRUBS		
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
	Arctostaphylos 'John Dourley'	Mazanita
	Baccharis pilularis ssp. consanguinea	Coyote Brush
	Ceanothus 'Concha'	Concha Ceanothus
	Dendromecon harfordii	Island Bush Poppy
	Encelia californica	California Bush Sunflower
	Eriogonum grande var. rubescens	San Miguel Island Buckwheat
	Prunus ilicifolia ssp. lyonii	Catalina Cherry
	Rosa californica	California Rose
	Salvia leucophylla 'Point Sal Spreader'	Purple Sage
	Solanum xanti 'Mountain Pride'	Purple Nightshade
	Trichostema 'Midnight Magic'	Midnight Magic Blue Curls
	Verbena lilacina 'De La Mina'	Cedros Island Verbena
GROUNDCOVER & VINES		
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
	Clematis lasiantha	Chaparral Clematis
	Ficus pumila	Creeping Fig
	Rubus ursinus	California Blackberry
	Salvia sonomensis 'Mrs. Beard'	Mrs. Beard Creeping Sage
	Salvia 'Dara's Choice'	Dara's Choice Sage

SEE B-L3.00 FOR COMPLETE PLANTING LEGEND AND IMAGES

SEE TREE REPORT FOR EXISTING TREE SPECIES AND SIZES

FSY ARCHITECTS
2902 KNOX AVE., 2ND FLOOR
LOS ANGELES, CA 90039
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CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

[place]
(pakshong landscape and architectural collaborative)
8590 national blvd
culver city ca 90232
310 450 8100

LICENSED ARCHITECT
CALIFORNIA FARHAD SHAKOORI
No. C27955
REN 02-28-27
STATE OF CALIFORNIA

DRAWING TITLE:
BUILDING A.2
PLANTING PLAN
LEVEL 2
CONSOLIDATED DESIGN REVIEW

Date	03/09/2026
Drawn by	
Checked by	

A-L3.03

Scale	As Noted

02/13/26

LEVEL THREE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Existing Tree	-
	Existing Protected Tree	-
	Arbutus 'Marina'	Marina Strawberry Tree
	Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Manzanita
	Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus
	Cercis occidentalis	Western Redbud
	Citrus	Citrus Variety - Container
	Platanus racemosa	California Sycamore
SHRUBS		
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
	Baccharis pilularis ssp. consanguinea	Coyote Brush
	Ceanothus 'Concha'	Concha Ceanothus
	Dendromecon harfordii	Island Bush Poppy
	Encelia californica	California Bush Sunflower
	Eriogonum grande var. rubescens	San Miguel Island Buckwheat
	Heteromeles arbutifiora	Toyon - Clipped Hedge
	Prunus ilicifolia ssp. lyonii	Catalina Cherry
	Rosa californica	California Rose
	Salvia leucophylla 'Point Sal Spreader'	Purple Sage
	Solanum xanti 'Mountain Pride'	Purple Nightshade
	Trichostema 'Midnight Magic'	Midnight Magic Blue Curls
	Verbena lilacina 'De La Mina'	Cedros Island Verbena
	Westringia fruticosa 'Gray box'	Dwarf Coast Rosemary
GRASSES & GRASS-LIKE		
	Lomandra longifolia 'Arctic Frost'	Arctic Frost Mat Rush
GROUNDCOVER & VINES		
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
	Berberis aquifolum var. repens	Creeping Barberry
	Clematis lasiantha	Chaparral Clematis
	Ficus pumila	Creeping Fig
	Rubus ursinus	California Blackberry
	Salvia sonomensis 'Mrs. Beard'	Mrs. Beard Creeping Sage
	Salvia 'Dara's Choice'	Dara's Choice Sage

SEE B-L3.00 FOR COMPLETE PLANTING LEGEND AND IMAGES

SEE TREE REPORT FOR EXISTING TREE SPECIES AND SIZES

1 LEVEL 3 PLANTING PLAN
SCALE: 1/8" = 1'-0"

N

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2902 KNOX AVE., 2ND FLOOR
LOS ANGELES, CA 90039
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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

[place]
(pakshong landscape and architectural collaborative)
8590 national blvd
culver city ca 90232
310 450 8100

LICENSED LANDSCAPE ARCHITECT
LORA PAKSHONG
No. 6055
REN. 02-28-27
STATE OF CALIFORNIA

DRAWING TITLE:
BUILDING A.1
PLANTING PLAN
LEVEL 3
CONSOLIDATED DESIGN REVIEW

Date 03/09/2026
Drawn by
Checked by

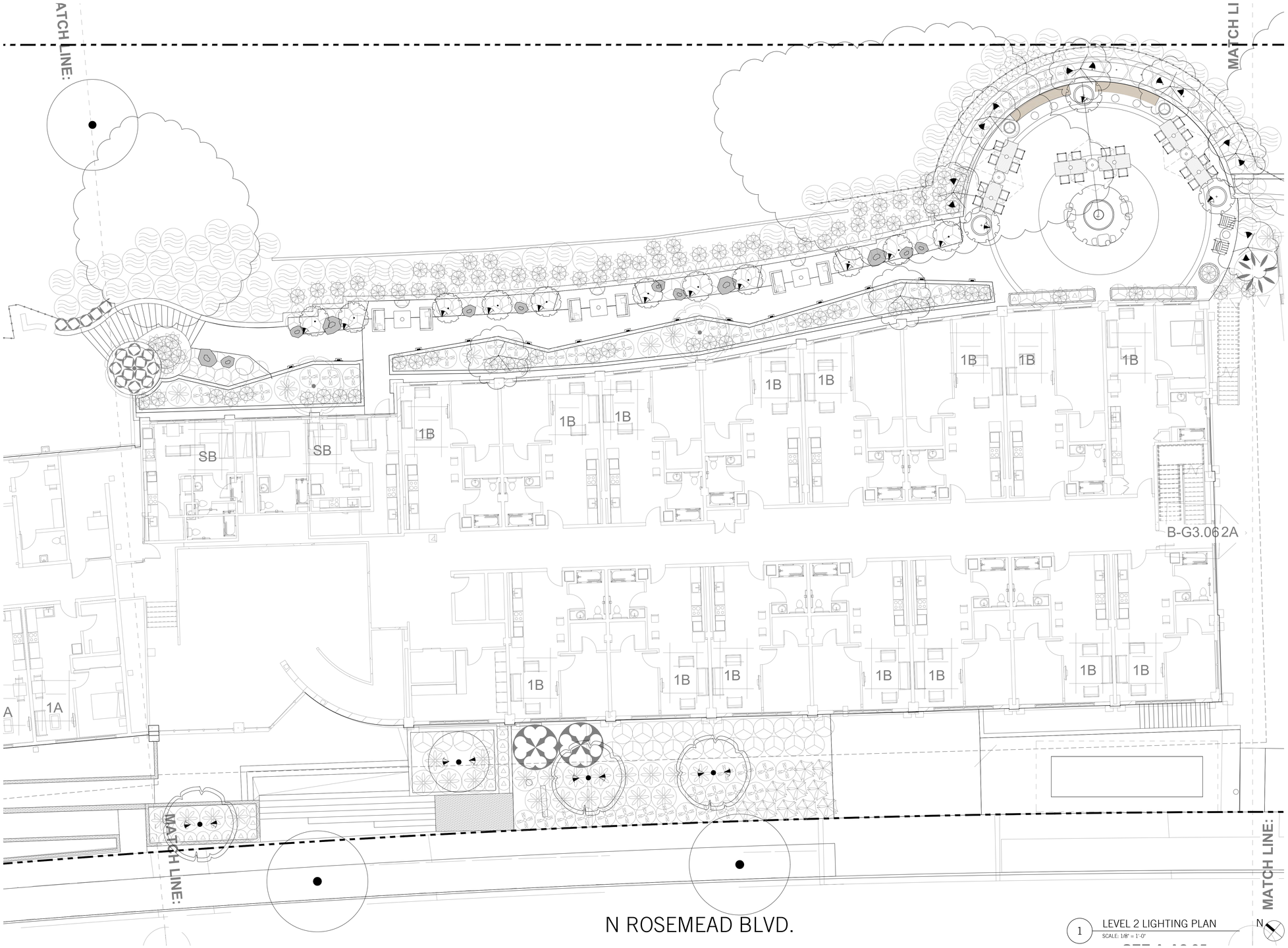
A-L3.04

Scale As Noted

02/13/26

LEVEL 2 LIGHTING LEGEND

SYMBOL	TYPE	ITEM	QTY	MANUFACTURER	MODEL/NUMBER	SPECIFICATION	FINISH	HEIGHT
	L1	TREE UPLIGHT	12	WAC LIGHTING	5011	ACCENT 12V	BBR- BRONZE ON BRASS	TO UP- LIGHT CANOPY
	L2	SHRUB LIGHT	22	WAC LIGHTING	5111	MINI ACCENT 12V	BBR- BRONZE ON BRASS	
	L3	PATH LIGHT	0	WAC LIGHTING	6061 - 30BBR	BALANCE PATH LIGHT	BBR- BRONZE ON BRASS	
	L4	STEP LIGHT	14	SPJ LIGHTING	SPJ18-03-2W-MBR	2 WATT FB LED BRONZE METALLIC		



1 LEVEL 2 LIGHTING PLAN
SCALE: 1/8" = 1'-0"

FSY ARCHITECTS
2902 KNOX AVE., 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
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PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

[place]
(pakshong landscape and architectural collaborative)
8590 national blvd
culver city ca 90232
310 450 8100

REGISTERED ARCHITECT
CALIFORNIA FARHAD YAZDANI
No C27905
REN 02-28-27
STATE OF CALIFORNIA

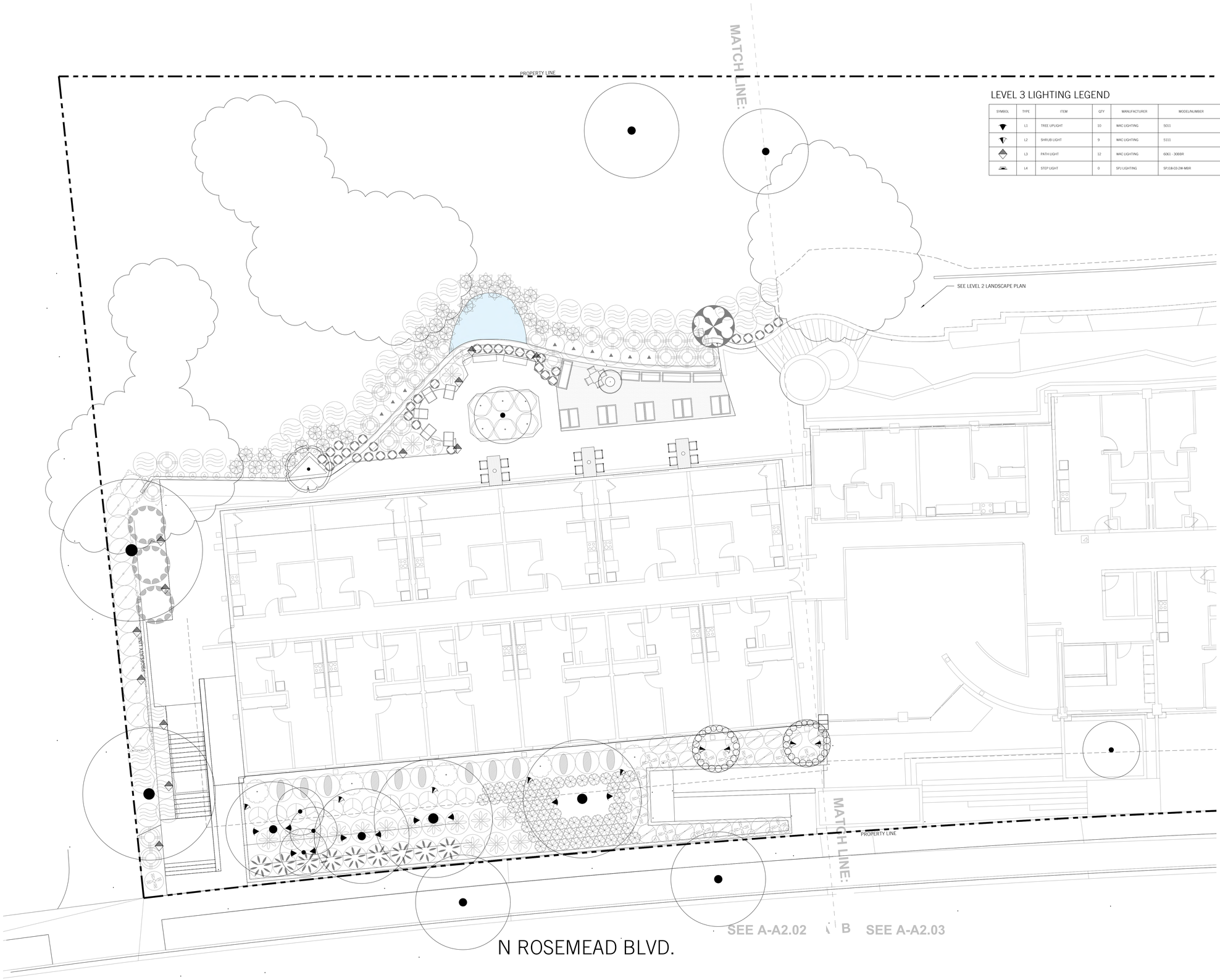
DRAWING TITLE:
BUILDING A.2
LIGHTING PLAN
LEVEL 2
CONSOLIDATED DESIGN REVIEW

Date 03/09/2026
Drawn by
Checked by

A-L4.03

Scale As Noted

02/13/26



LEVEL 3 LIGHTING LEGEND

SYMBOL	TYPE	ITEM	QTY	MANUFACTURER	MODEL/NUMBER	SPECIFICATION	FINISH	HEIGHT
	L1	TREE UPLIGHT	10	WAC LIGHTING	5011	ACCENT 12V	BBR- BRONZE ON BRASS	TO UP- LIGHT CANOPY
	L2	SHRUB LIGHT	9	WAC LIGHTING	5111	MINI ACCENT 12V	BBR- BRONZE ON BRASS	
	L3	PATH LIGHT	12	WAC LIGHTING	6061 - 30BBR	BALANCE PATH LIGHT	BBR- BRONZE ON BRASS	
	L4	STEP LIGHT	0	SPJ LIGHTING	SPJ18-03-2W-MBR	2 WATT-FIB LED BRONZE METALLIC		

1 LEVEL 3 LIGHTING PLAN
SCALE: 1/8" = 1'-0"

N

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LIGHTING PLAN
LEVEL 3
CONSOLIDATED DESIGN REVIEW

Date	03/09/2026
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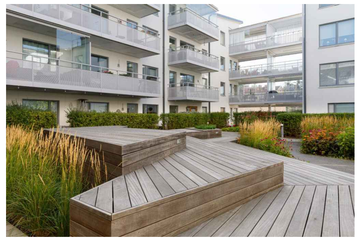
A-L4.04

Scale: As Noted

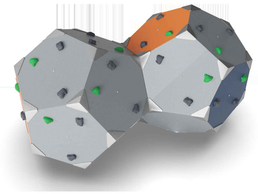
02/13/26



WOOD PLATFORM BENCH

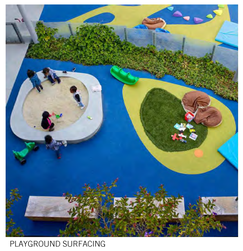
WEATHERING STEEL PLANTER

KOMPAN PARKOUR 4
NRO854



KOMPAN BLOQX 2
BLX4102

KOMPAN SPINNER BOWL
ELE400024



PLAYGROUND SURFACING

1 LEVEL 1 CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

N

SEE ARCHITECTURAL SHEETS FOR FRONT YARD DIMENSIONS

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CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

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[pakshong landscape and architectural collaborative]
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culver city ca 90232
310 450 8100

REGISTERED ARCHITECT
JOHN PAKSHONG
No. C27855
REN 02.28.27
STATE OF CALIFORNIA

DRAWING TITLE:
BUILDING B
CONSTRUCTION PLAN
LEVEL 1
CONSOLIDATED DESIGN REVIEW

Date 03/09/2026
Drawn by
Checked by

B-L2.02

Scale As Noted

02/13/26

TOURNESOL WILLARD MODULAR BENCH

FRP PLANTERS

GREENFORM GFRC PLANTER

MATCH LINE:

MATCH LINE:

4.2 4.1 4.92

1 LEVEL 5 CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

N

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REGISTERED ARCHITECT
JOHN PAK
No. C27055
REN 02-28-27
STATE OF CALIFORNIA

DRAWING TITLE:
BUILDING B
CONSTRUCTION PLAN
LEVEL 5
CONSOLIDATED DESIGN REVIEW

Date 03/09/2026
Drawn by
Checked by

B-L2.05

Scale As Noted

02/13/26

LEVEL FIVE PLANTING

Acacia podalyriifolia
Pearl Acacia

Arbutus 'Marina'
Marina Strawberry Tree

Arbutus unedo 'Compacta'
Dwarf Strawberry Tree

Cercis occidentalis
Western Redbud

Eriogonum grande var. rubescens
San Miguel Island Buckwheat

Leucadendron 'Hawaii Magic'
Magic Royal Hawaiian Cone Bush

Leucadendron 'Hawaii Sunrise'
Sunrise Royal Hawaiian Cone Bush

Olea europaea 'Montra'
Little Olive

Salvia chamaedryoides
Germander Sage

Trichostema 'Midnight Magic'
Midnight Magic Blue Curls

Westringia fruticosa
Coast Rosemary

Clematis lasiantha
Chaparral Clematis

Ficus pumila
Creeping Fig

Salvia 'Dara's Choice'
Dara's Choice Sage

LEVEL ONE COURTYARD PLANTING

Cercis occidentalis
Western Redbud

Umbellularia californica
California Bay

Agastache urticifolia
Nettle Leaf Giant Hysop

Aquilegia formosa
Western Columbine

Heuchera maxima
Island Alumroot

Lupinus latifolius
Broadleaf Lupine

Salvia chiapensis
Chiapas Sage

Salvia spathacea
Hummingbird Sage

Arctostaphylos manzanita 'Dr. Hurd'
Dr. Hurd Manzanita

Holdiscus discolor
Ocean Spray

Lepechinia fragrans
Fragrant Pitcher Sage

Prunus ilicifolia ssp. lyonii
Catalina Cherry

Ribes speciosum
Fuschia-flowering Gooseberry

Rosa californica
California Rose

Liriope spicata 'Silver Dragon'
Variegated Lily Turf

Lomandra platinum beauty
Variegated Dwarf Mat Rush

Woodwardia fimbriata
Giant Chain Fern

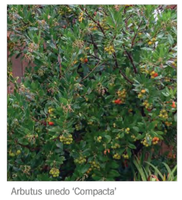
Berberis aquifolum var. repens
Creeping Barberry

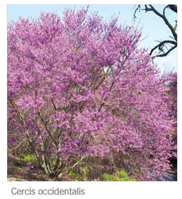
Clematis lasiantha
Chaparral Clematis

Rubus ursinus
California Blackberry

LEVEL ONE PLANTING

Arbutus 'Marina'
Marina Strawberry Tree

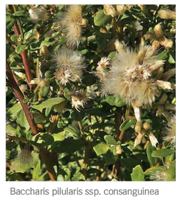

Arbutus unedo 'Compacta'
Dwarf Strawberry Tree

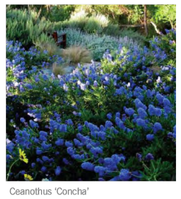

Cercis occidentalis
Western Redbud

Platanus racemosa
California Sycamore

Umbellularia californica
California Bay

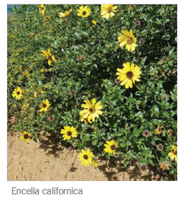
Arctostaphylos manzanita 'Dr. Hurd'
Dr. Hurd Manzanita


Baccharis pilularis ssp. consanguinea
Coyote Bush


Ceanothus 'Concha'
Concha Ceanothus

Ceanothus 'Ray Hartman'
Ray Hartman Ceanothus

Dendromecon harfordii
Island Bush Poppy


Encelia californica
California Bush Sunflower

Eriogonum grande var. rubescens
San Miguel Island Buckwheat

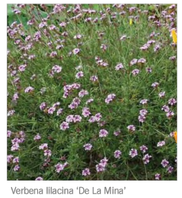
Prunus ilicifolia ssp. lyonii
Catalina Cherry

Rosa californica
California Rose

Salvia leucophylla 'Point Sal Spreader'
Purple Sage

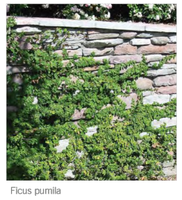
Solanum xanti 'Mountain Pride'
Purple Nightshade

Trichostema 'Midnight Magic'
Midnight Magic Blue Curls


Verbena lilacina 'De La Mina'
De La Mina Verbena

Baccharis pilularis 'Pigeon Point'
Dwarf Coyote Brush

Clematis lasiantha
Chaparral Clematis


Ficus pumila
Creeping Fig

Rubus ursinus
California Blackberry

Salvia sonomensis 'Mrs. Beard'
Mrs. Beard Creeping Sage

Salvia 'Dara's Choice'
Dara's Choice Sage

LEVEL FIVE ROOFTOP PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	PLANT SIZE	SPACING	EXPOSURE	WUCOLS
TREES								
	Acacia podalyriifolia	Pearl Acacia	36" Box	6	12-20'H x 15-20' W	PER PLAN	Sun	Low
	Arbutus 'Marina'	Marina Strawberry Tree	36" Box	2	40-50' H x 25-40' W	PER PLAN	Sun	Mod
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	15 Gal.	8	6-8' H x 5-6' W	PER PLAN	Sun/Part Shade	Low
	Cercis occidentalis	Western Redbud	24" Box	-	12-20' H x 10-15' W	PER PLAN	Sun or Shade	Low
SHRUBS								
	Eriogonum grande var. rubescens	San Miguel Island Buckwheat	5 Gal.	36	1-2' H x 2-3' W	2.5'	Sun	Low
	Leucadendron 'Hawaii Magic'	Magic Royal Hawaiian Cone Bush	15 Gal.	5	3-4' H x 4-5' W	4'	Sun	Mod
	Leucadendron 'Hawaii Sunrise'	Sunrise Royal Hawaiian Cone Bush	15 Gal.	6	3-4' H x 2-3' W	2'	Sun	Mod
	Olea eruopaea 'Montra'	Little Olive	15 Gal.	9	6-8' H x 4-5' W	4'	Sun	Low
	Salvia chamaedryoides	Germander Sage	5 Gal.	37	1-2' H x 3-4' W	3'	Sun or Shade	Low
	Trichostema 'Midnight Magic'	Midnight Magic Blue Curls	5 Gal.	13	3-5' H x 3-5' W	4.5'	Sun	Low
	Westringia fruticosa	Coast Rosemary	5 Gal.	5	4-6' H x 6-12' W	6'	Sun	Low
GROUNDCOVER & VINES								
	Clematis lasiantha	Chaparral Clematis	5 Gal.	-	Vine up to 15' H	PER PLAN	Sun or Shade	Low
	Ficus pumila	Creeping Fig	5 Gal.	-	Climbing x Spreading	PER PLAN	Sun or Shade	Mod
	Salvia 'Dara's Choice'	Dara's Choice Sage	5 Gal.	-	1-2' H - 3-6'W	5'	Sun/Part Shade	Low

LEVEL 1 COURTYARD PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	PLANT SIZE	SPACING	EXPOSURE	WUCOLS
TREES								
	Ulmus parvifolia 'Allee'	Chinese Elm	24" Box	1	50-70'H x 25-50'W	PER PLAN	Sun or Shade	Mod
	Umbellularia californica	California Bay	24" Box	6	25-40' H x 15-40' W	PER PLAN	Sun or Shade	Mod
PERENNIALS								
	Agastache urticifolia	Nettle Leaf Giant Hysop	5 Gal.	25	1-6' H x 1-3' W	1.5'	PS/Shade	Mod
	Aquilegia formosa	Western Columbine	5 Gal.	8	2-3' H x 1' W	1'	Sun or Shade	Mod
	Heuchera maxima	Island Alumroot	5 Gal.	123	1' H x 1-2' W	1.5'	Part Shade	Mod
	Lupinus latifolius	Broadleaf Lupine	5 Gal.	-	3-5' W x 4-6' H	5'	Sun or Shade	Low
	Salvia chiapensis	Chiapas Sage	5 Gal.	39	204' H x 3-4' W	3'	PS/Shade	Mod
	Salvia spathacea	Hummingbird Sage	5 Gal.	6	1-2' H x 4-5' W	4'	Sun or Shade	Low
SHRUBS								
	Holodiscus discolor	Ocean Spray	15 Gal.	3	3-16' H x 10-15' W	PER PLAN	PS/Shade	Mod
	Lepechinia fragrans	Fragrant Pitcher Sage	5 Gal.	8	4-6' H x 4-6' W	5'	Sun or Shade	Low
	Ribes speciosum	Fuschia-flowering Gooseberry	5 Gal.	5	4-6' H x 4-8' W	5'	Sun or Shade	Mod
GRASSES & FERNS								
	Liriope spicata 'Silver Dragon'	Variegated Lily Turf	1 gal.	24	1' H x 1-2' W	1.5'	PS/Shade	Mod
	Lomandra 'Platinum Beauty'	Variegated Dwarf Mat Rush	5 Gal.	181	2-4' H x 2-3' W	3'	Sun or Shade	Mod
	Woodwardia fimbriata	Giant Chain Fern	5 Gal.	5	3-5' H x 3-5' W	4'	PS/Shade	Mod
GROUNDCOVER & VINES								
	Berberis aquifolum var. repens	Creeping Barberry	5 Gal.	76	2-3' H x Spreading	2.5'	Sun or Shade	Low
	Clematis lasiantha	Chaparral Clematis	5 Gal.	10	Vine up to 15' H	PER PLAN	Sun or Shade	Low

LEVEL 1 PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	PLANT SIZE	SPACING	EXPOSURE	WUCOLS
TREES								
	Existing Tree	-	-	-	-	-	-	-
	Existing Protected Tree	-	-	-	-	-	-	-
	Arbutus 'Marina'	Marina Strawberry Tree	24" Box	-	40-50' H x 25-40' W	PER PLAN	Sun	Mod
	Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Manzanita	24" Box	-	12-16' H x 10-15' W	PER PLAN	Sun or Shade	Low
	Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus	15 Gal.	3	12-20' H x 10-20' W	15'	Sun	Low
	Cercis occidentalis	Western Redbud	24" Box	7	12-20' H x 10-15' W	PER PLAN	Sun or Shade	Low
	Platanus racemosa	California Sycamore	48" Box	-	40-60' H x 40-50' W	PER PLAN	Sun	Mod
	Umbellularia californica	California Bay	24" Box	6	25-40' H x 15-40' W	PER PLAN	Sun or Shade	Mod
SHRUBS								
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	15 Gal.	-	6-8' H x 5-6' W	PER PLAN	Sun/Part Shade	Low
	Baccharis pilularis ssp. consanguinea	Coyote Brush	5 Gal.	-	6' H x 8' W	8'	Sun	Low
	Ceanothus 'Concha'	Concha Ceanothus	15 Gal.	-	6-8' H x 6-12' W	10'	Sun	Low
	Dendromecon harfordii	Island Bush Poppy	15 Gal.	1	6-10' H x 6-12' W	9'	Sun	Low
	Encelia californica	California Bush Sunflower	5 Gal.	10	3-4' H x 4-5' W	4.5'	Sun	Low
	Eriogonum grande var. rubescens	San Miguel Island Buckwheat	5 Gal.	19	1-2' H x 2-3' W	2.5'	Sun	Low
	Podocarpus gracilior (Afrocarpus gracilior)	African Fern Pine	15 gal.	44	40-60'H x 20-40'W	3'	Sun or Shade	Mod
	Prunus ilicifolia ssp. lyonii	Catalina Cherry	15 Gal.	-	15-25' H x 10-15' W	12'	Sun or Shade	Low
	Rosa californica	California Rose	5 Gal.	-	4-8' H x Spreading	4'	Sun or Shade	Low
	Salvia leucophylla 'Point Sal Spreader'	Purple Sage	5 Gal.	1	2-3' H x 8-10' W	9'	Sun	Low
	Solanum xanti 'Mountain Pride'	Purple Nightshade	5 Gal.	-	1-3' H x 2-3' W	2.5'	PS/Shade (Oaks)	Low
	Trichostema 'Midnight Magic'	Midnight Magic Blue Curls	5 Gal.	-	3-5' H x 3-5' W	4.5'	Sun	Low
	Verbena lilacina 'De La Mina'	Cedros Island Verbena	5 Gal.	20	2-3' H x 3-4' W	3.5'	Part Shade	Low
GROUNDCOVER & VINES								
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	5 Gal.	95	1-2' H x 8-10' W	PER PLAN	Sun	Low
	Clematis lasiantha	Chaparral Clematis	5 Gal.	2	Vine up to 15' H	PER PLAN	Sun or Shade	Low
	Ficus pumila	Creeping Fig	5 Gal.	10	Climbing x Spreading	PER PLAN	Sun or Shade	Mod
	Rubus ursinus	California Blackberry	5 Gal.	-	2-6' H x 6' W	4'	Sun or Shade	Mod
	Salvia sonomensis 'Mrs. Beard'	Mrs. Beard Creeping Sage	5 Gal.	13	1-2' H x 6-8'W	5'	Part Shade	Low
	Salvia 'Dara's Choice'	Dara's Choice Sage	5 Gal.	22	1-2' H - 3-6'W	4'	Sun/Part Shade	Low

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PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

[place]
(pakshong landscape and architectural collaborative)
8590 national blvd
culver city ca 90232
310 450 8100

REGISTERED LANDSCAPE ARCHITECT
LORA PAKSHONG
No. 6025
REN. 02-26-27
STATE OF CALIFORNIA

DRAWING TITLE:
BUILDING B
PLANTING LEGEND AND PALETTE

CONSOLIDATED DESIGN REVIEW
Date 03/09/2026
Drawn by
Checked by

B-L3.00

Scale As Noted

02/13/26

1 LEVEL 1 PLANTING PLAN
SCALE: 1/8" = 1'-0"

N

LEVEL 1 PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Existing Tree	-
	Existing Protected Tree	-
	Arbutus 'Marina'	Marina Strawberry Tree
	Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Manzanita
	Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus
	Cercis occidentalis	Western Redbud
	Platanus racemosa	California Sycamore
	Umbellularia californica	California Bay
SHRUBS		
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
	Baccharis pilularis ssp. consanguinea	Coyote Brush
	Ceanothus 'Concha'	Concha Ceanothus
	Dendromecon harfordii	Island Bush Poppy
	Encelia californica	California Bush Sunflower
	Eriogonum grande var. rubescens	San Miguel Island Buckwheat
	Podocarpus gracilior (Afrocarpus gracilior)	African Fern Pine
	Prunus ilicifolia ssp. lyonii	Catalina Cherry
	Rosa californica	California Rose
	Salvia leucophylla 'Point Sal Spreader'	Purple Sage
	Solanum xanti 'Mountain Pride'	Purple Nightshade
	Trichostema 'Midnight Magic'	Midnight Magic Blue Curls
	Verbena lilacina 'De La Mina'	Cedros Island Verbena
GROUNDCOVER & VINES		
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
	Clematis lasiantha	Chaparral Clematis
	Ficus pumila	Creeping Fig
	Rubus ursinus	California Blackberry
	Salvia sonomensis 'Mrs. Beard'	Mrs. Beard Creeping Sage
	Salvia 'Dara's Choice'	Dara's Choice Sage

LEVEL 1 COURTYARD PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Ulmus parvifolia 'Allee'	Chinese Elm
	Umbellularia californica	California Bay
PERENNIALS		
	Agastache urticifolia	Nettle Leaf Giant Hysop
	Aquilegia formosa	Western Columbine
	Heuchera maxima	Island Alumroot
	Lupinus latifolius	Broadleaf Lupine
	Salvia chiapensis	Chiapas Sage
	Salvia spathacea	Hummingbird Sage
SHRUBS		
	Holodiscus discolor	Ocean Spray
	Lepechinia fragrans	Fragrant Pitcher Sage
	Ribes speciosum	Fuschia-flowering Gooseberry
GRASSES & FERNS		
	Liriope spicata 'Silver Dragon'	Variegated Lily Turf
	Lomandra 'Platinum Beauty'	Variegated Dwarf Mat Rush
	Woodwardia fimbriata	Giant Chain Fern
GROUNDCOVER & VINES		
	Berberis aquifolium var. repens	Creeping Barberry
	Clematis lasiantha	Chaparral Clematis

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NOT FOR CONSTRUCTION

PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

[place]
[pakshong landscape and architectural collaborative]
8590 national blvd
culver city ca 90232
310 450 8100

REGISTERED LANDSCAPE ARCHITECT
GLORIA PAKSHONG
No. 6162
REN 02-28-27
STATE OF CALIFORNIA

DRAWING TITLE:
BUILDING B
PLANTING PLAN
LEVEL 1
CONSOLIDATED DESIGN REVIEW

Date 03/09/2026
Drawn by
Checked by

B-L3.02

Scale As Noted

02/13/26

MATCH LINE:

MATCH LINE:

4.2 4.1 4.92

1 LEVEL 5 PLANTING PLAN
SCALE: 1/8" = 1'-0"

N

LEVEL FIVE ROOFTOP PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Acacia podalyriifolia	Pearl Acacia
	Arbutus 'Marina'	Marina Strawberry Tree
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
	Cercis occidentalis	Western Redbud
SHRUBS		
	Eriogonum grande var. rubescens	San Miguel Island Buckwheat
	Leucadendron 'Hawaii Magic'	Magic Royal Hawaiian Cone Bush
	Leucadendron 'Hawaii Sunrise'	Sunrise Royal Hawaiian Cone Bush
	Olea eruopaea 'Montra'	Little Olive
	Salvia chamaedryoides	Germander Sage
	Trichostema 'Midnight Magic'	Midnight Magic Blue Curls
	Westringia fruticosa	Coast Rosemary
GROUNDCOVER & VINES		
	Clematis lasiantha	Chaparral Clematis
	Ficus pumila	Creeping Fig
	Salvia 'Dara's Choice'	Dara's Choice Sage

SEE B-L3.00 FOR COMPLETE PLANTING LEGEND AND IMAGES

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CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

[place]
(pakshong landscape and architectural collaborative)
8590 national blvd
culver city ca 90232
310 450 8100

REGISTERED ARCHITECT
JOHN PAKSHONG
No. C27025
REN. 02-28-27
STATE OF CALIFORNIA

DRAWING TITLE:
BUILDING B
PLANTING PLAN
LEVEL 5
CONSOLIDATED DESIGN REVIEW

Date 03/09/2026
Drawn by
Checked by

B-L3.05

Scale As Noted

02/13/26

LEVEL 1 LIGHTING LEGEND

SYMBOL	TYPE	ITEM	QTY	MANUFACTURER	MODELNUMBER	SPECIFICATION	FINISH	HEIGHT
	L1	TREE UPLIGHT	26	WAC LIGHTING	5011	ACCENT 12V	BBR- BRONZE ON BRASS	TO UP- LIGHT CANOPY
	L2	SHRUB LIGHT	10	WAC LIGHTING	5111	MINI ACCENT 12V	BBR- BRONZE ON BRASS	
	L3	PATH LIGHT	9	WAC LIGHTING	6061 - 30BBR	BALANCE PATH LIGHT	BBR- BRONZE ON BRASS	
	L4	STEP LIGHT	0	SPJ LIGHTING	SPJ18-03-2W-MBR	2 WATT FB-LED BRONZE METALLIC		

1 LEVEL 1 LIGHTING PLAN
SCALE: 1/8" = 1'-0"

N

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PROJECT NAME:
600 N. ROSEMEAD AVE

PROJECT ADDRESSES:
600 N. ROSEMEAD AVE,
PASADENA CA 91107

PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

[place]
[pakshong landscape and architectural collaborative]
8590 national blvd
culver city ca 90232
310 450 8100

REGISTERED ARCHITECT
DONA PAK
No. C27025
REN. 02-28-27
STATE OF CALIFORNIA

DRAWING TITLE:
BUILDING B
LIGHTING PLAN
LEVEL 1
CONSOLIDATED DESIGN REVIEW

Date 03/09/2026
Drawn by
Checked by

B-L4.02

Scale As Noted

02/13/26

LEVEL 1 LIGHTING LEGEND

SYMBOL	TYPE	ITEM	QTY	MANUFACTURER	MODEL/NUMBER	SPECIFICATION	FINISH	HEIGHT
	L1	TREE UPLIGHT	16	WAC LIGHTING	5011	ACCENT 12V	BBR: BRONZE ON BRASS	TO UP- LIGHT CANOPY
	L2	SHRUB LIGHT	-	WAC LIGHTING	5111	MINI ACCENT 12V	BBR: BRONZE ON BRASS	
	L3	PATH LIGHT	4	WAC LIGHTING	6061 - 30BBR	BALANCE PATH LIGHT	BBR: BRONZE ON BRASS	
	L4	STEP LIGHT	6	SPJ LIGHTING	SPJ18-03-2W-MBR	2 WATT-FB-LED BRONZE, METALLIC		

MATCH LINE:

SEE B-L3.00 FOR COMPLETE PLANTING LEGEND AND IMAGES

MATCH LINE:

4.2 4.1 4.92

1 LEVEL 5 LIGHTING PLAN
SCALE: 1/8" = 1'-0"

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PROJECT NUMBER -

CLIENT NAME:
ELYSIAN HOUSING

CLIENT ADDRESS:

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REGISTERED ARCHITECT
VICTORIA PAKSHONG
No. C27055
REN 02-28-27
STATE OF CALIFORNIA

DRAWING TITLE:
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LIGHTING PLAN
LEVEL 5
CONSOLIDATED DESIGN REVIEW

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